

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 1980 FLORA CT SQ. FT. OF PROPOSED BLDGS/ADDITION 2076
TAX SCHEDULE NO. 2945-121-36-002 SQ. FT. OF EXISTING BLDGS NONE
SUBDIVISION FLORA TOTAL SQ. FT. OF EXISTING & PROPOSED 2076
FILING _____ BLK 2 LOT 2 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
(1) OWNER J.R.J. BUILDERS INC NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) ADDRESS 680 SEQUEL CT USE OF EXISTING BUILDINGS _____
(1) TELEPHONE 434-5989 DESCRIPTION OF WORK & INTENDED USE SINGLE FAM.
(2) APPLICANT OWNER TYPE OF HOME PROPOSED:
(2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
(2) TELEPHONE _____ _____ Other (please specify) _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-8 Maximum coverage of lot by structures 70%
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
or _____ from center of ROW, whichever is greater
Side 5' from PL, Rear 10' from PL Parking Req'mt 2
Maximum Height 35' Special Conditions Engineered foundation required
CENSUS D TRAFFIC _____ ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature LeRoy Jensen Date 5-26-04
Department Approval [Signature] Date 6/2/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>17301</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>6/2/04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

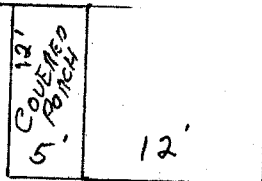
65.00'

ACCEPTED *Alaska Mason 02-15-04*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



50'
PROPOSED HOUSE
1980 FLORA CT
L2 B2 FLORA SUB
2945-121-36-002

*all
w
6/15/04*



99.68'

10'-DRAIN EAS

121.00'

45'

5'

54'

38'

26'

24'

24'
CONC
DRIVE

14' MULTI PURP.
EASM.

49.01'

FLORA CT

NTH