

FEE \$ 10.00
TCP \$ 0
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 2672 ~~2697~~ FOXEN CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 2008

TAX SCHEDULE NO. 2701-261-37-009 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION GRAND VISTA TOTAL SQ. FT. OF EXISTING & PROPOSED 2008

FILING 2 BLK 1 LOT 3 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER RYAN + LINDA WEBBER NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 675 GARRETT WAY USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 970-263-4517 DESCRIPTION OF WORK & INTENDED USE SINGLE FAM. RES.

(2) APPLICANT RYAN WEBBER TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 675 GARRETT WAY
 (2) TELEPHONE 970-201-1902

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 RSF-4 Maximum coverage of lot by structures 50%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 7' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS B 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 Ryan Webb Date 1-8-04

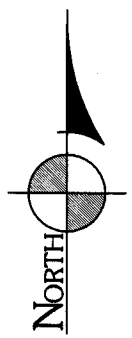
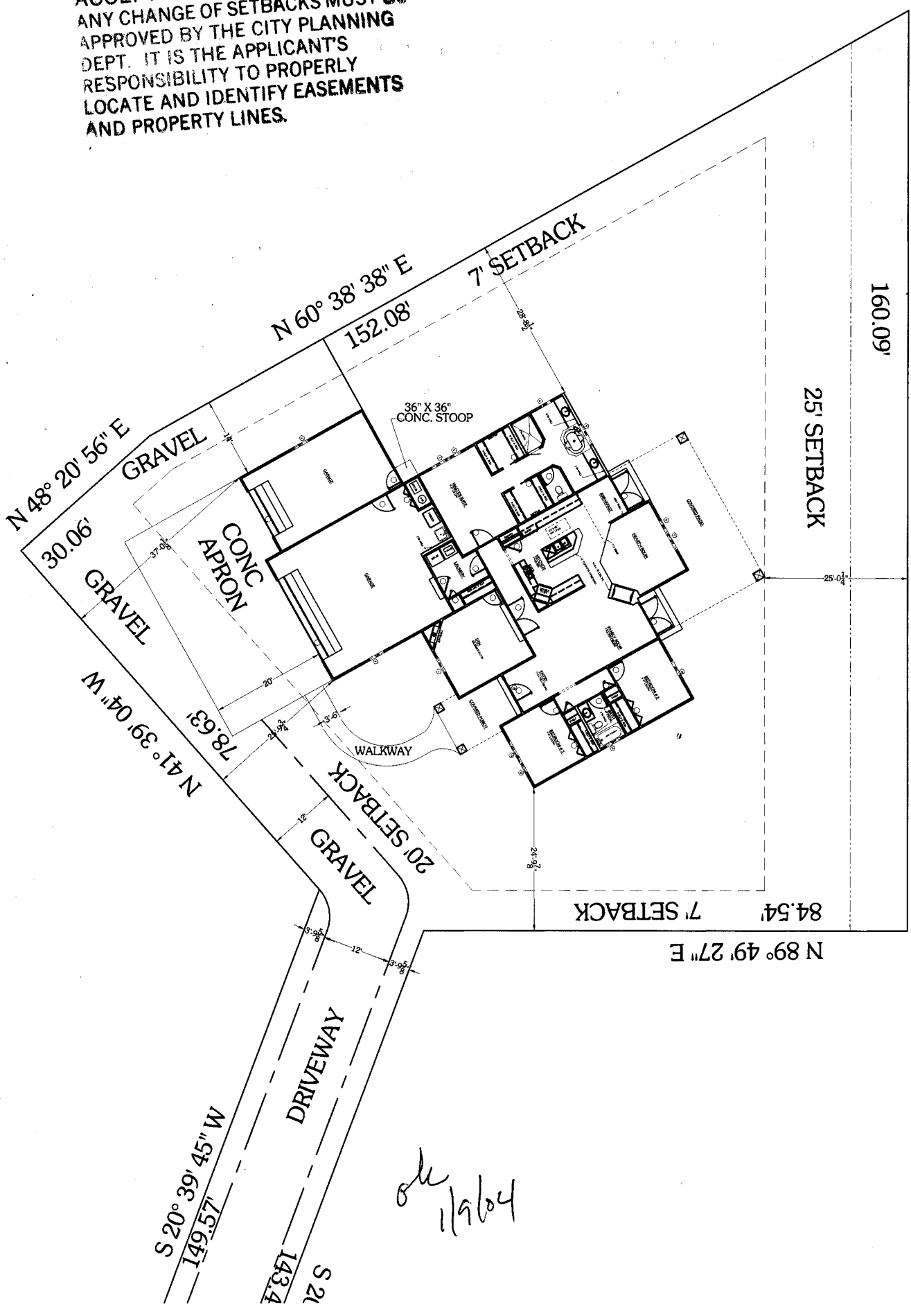
Department Approval [Signature] Date 1/14/04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>16950</u>
Utility Accounting	<u>[Signature]</u>		Date <u>1/14/04</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)

1/14/04
 C. G. Hall
 ACCEPTED
 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.



ok
 1/14/04