

FEE \$	10.00
TCP \$	1,000
SIF \$	298.00

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

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Your Bridge to a Better Community

BLDG ADDRESS 542 Heaver Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1623
 TAX SCHEDULE NO. 2943-094-79-003 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Fruitvale Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 1623
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Double R Builders NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2500 Broadway Unit B Box 941
Grand St. - Co. 81503 USE OF EXISTING BUILDINGS Single Family Residence
 (1) TELEPHONE 970-241-3449 DESCRIPTION OF WORK & INTENDED USE NEW HOME
 (2) APPLICANT Double R Builders TYPE OF HOME PROPOSED:
 (2) ADDRESS 2500 Broadway Unit B Box 941 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 970-241-3449 _____ 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 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 Engineered foundation required
 CENSUS C TRAFFIC _____ ANNEX# _____

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 _____ Date 9-1-04
 Department Approval NA Tracy Hall Date 9/7/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>17589</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>9/7/04</u>

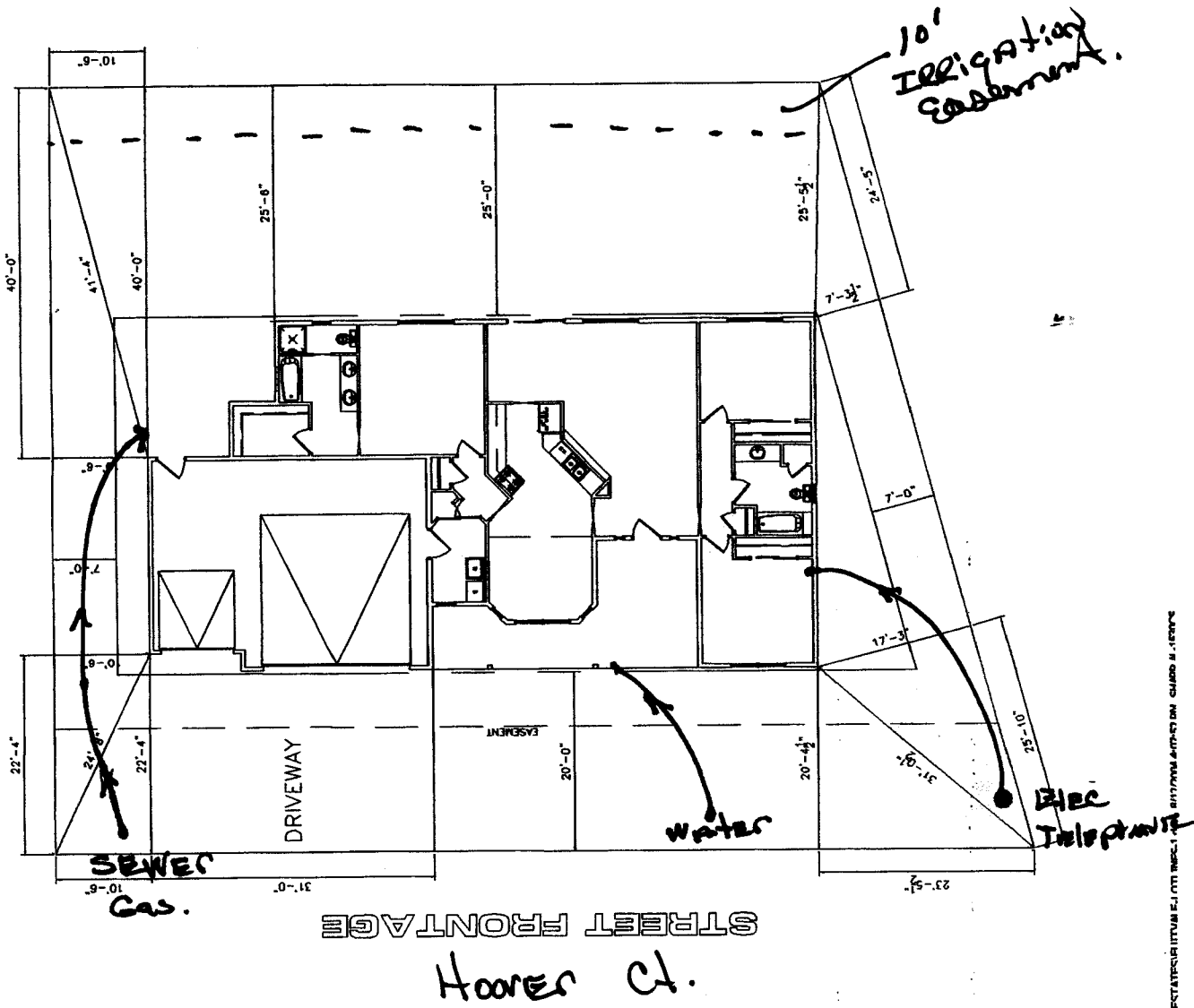
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

Lot 3 Block 2
 Fruitvale Estates.
 542 Hoover Ct.

NOTE:
 BUILDER TO VERIFY
 ALL SETBACK AND EASEMENT
 ENCROACHMENTS PRIOR
 TO CONSTRUCTION

SITE PLAN INFORMATION	
SUBDIVISION NAME	FRUITVALE ESTATES
FILING NUMBER	N/A
LOT NUMBER	3
BLOCK NUMBER	1
STREET ADDRESS	?
COUNTY	MESA
GARAGE SQ. FT.	691 SF
LIVING SQ. FT.	1830 SF
LOT SIZE	8007 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

ACCEPTED 9/2/04
Faye Hall
 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.



drive
 on
 Hoover Ct.
 9/2/04