

FEE \$	10.00
TCP \$	None
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 227 JACQUITE RD SQ. FT. OF PROPOSED BLDGS/ADDITION 3011  
 TAX SCHEDULE NO. 2943-293-21-001 SQ. FT. OF EXISTING BLDGS -0-  
 SUBDIVISION JUPENDA TOTAL SQ. FT. OF EXISTING & PROPOSED 3011  
 FILING 1 BLK 2 LOT 1 NO. OF DWELLING UNITS:  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction  
 (1) OWNER DAVIS/LORENTZEN NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction  
 (1) ADDRESS Box 321 81502 USE OF EXISTING BUILDINGS NONE  
 (1) TELEPHONE 242-6185 DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY  
 (2) APPLICANT DAVIS/LORENTZEN TYPE OF HOME PROPOSED:  
 (2) ADDRESS Box 321 81502  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE 242-6185 \_\_\_\_\_ 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 Eng foundation required  
 CENSUS E 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).

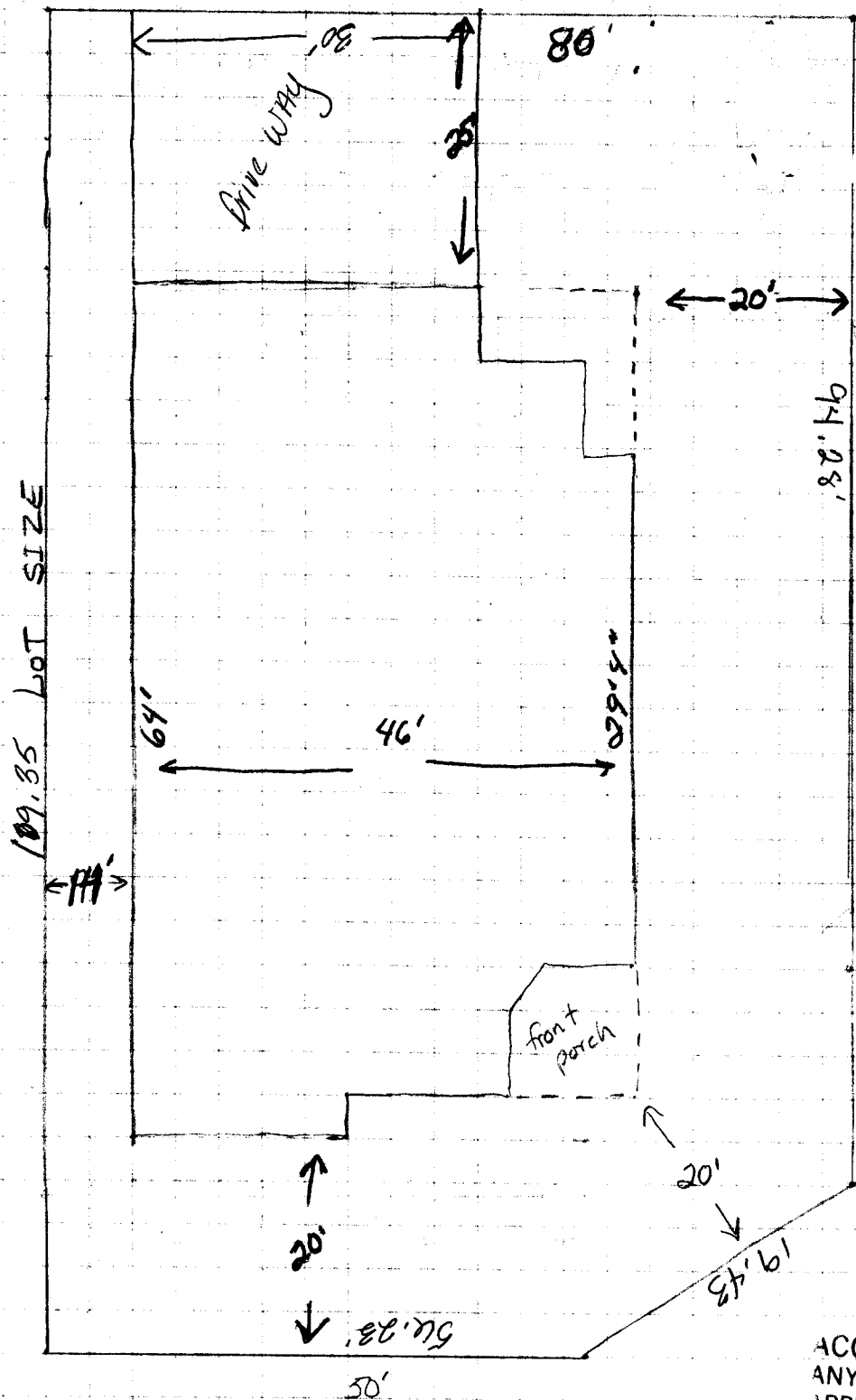
Applicant Signature Judy J Davis Date \_\_\_\_\_  
 Department Approval NA Vishu Maga Date 5/12/04

Additional water and/or sewer tap fees(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No <u>Pl omsd</u>
Utility Accounting	<u>Bob Oehlert</u>	Date	<u>5/16/04</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)

N



227 JACQUIE RD.  
GRAND Jct. CO 81503

DAVIS/LORENTZEN  
Owners

APRIL 29, 2004

*OR*  
4/30/04

ACCEPTED *Alister Hagan* 5/1/04  
 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.