

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 455 Jo Allen Court SQ. FT. OF PROPOSED BLDGS/ADDITION 1656

TAX SCHEDULE NO. 2943-161-00-217 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Iles TOTAL SQ. FT. OF EXISTING & PROPOSED 1656

FILING \_\_\_\_\_ BLK 2 LOT 1

NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL:  
Before: 0 After: 1 this Construction

(1) OWNER William Banner

(1) ADDRESS 522 Peuline #1

(1) TELEPHONE 241-2871 x 106

USE OF EXISTING BUILDINGS N/A

(2) APPLICANT SAME

DESCRIPTION OF WORK & INTENDED USE Single Family Res.

(2) ADDRESS \_\_\_\_\_

TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
\_\_\_\_\_ Manufactured Home (HUD)  
\_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_

**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-5 Maximum coverage of lot by structures 60%

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 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions \_\_\_\_\_

CENSUS C 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).

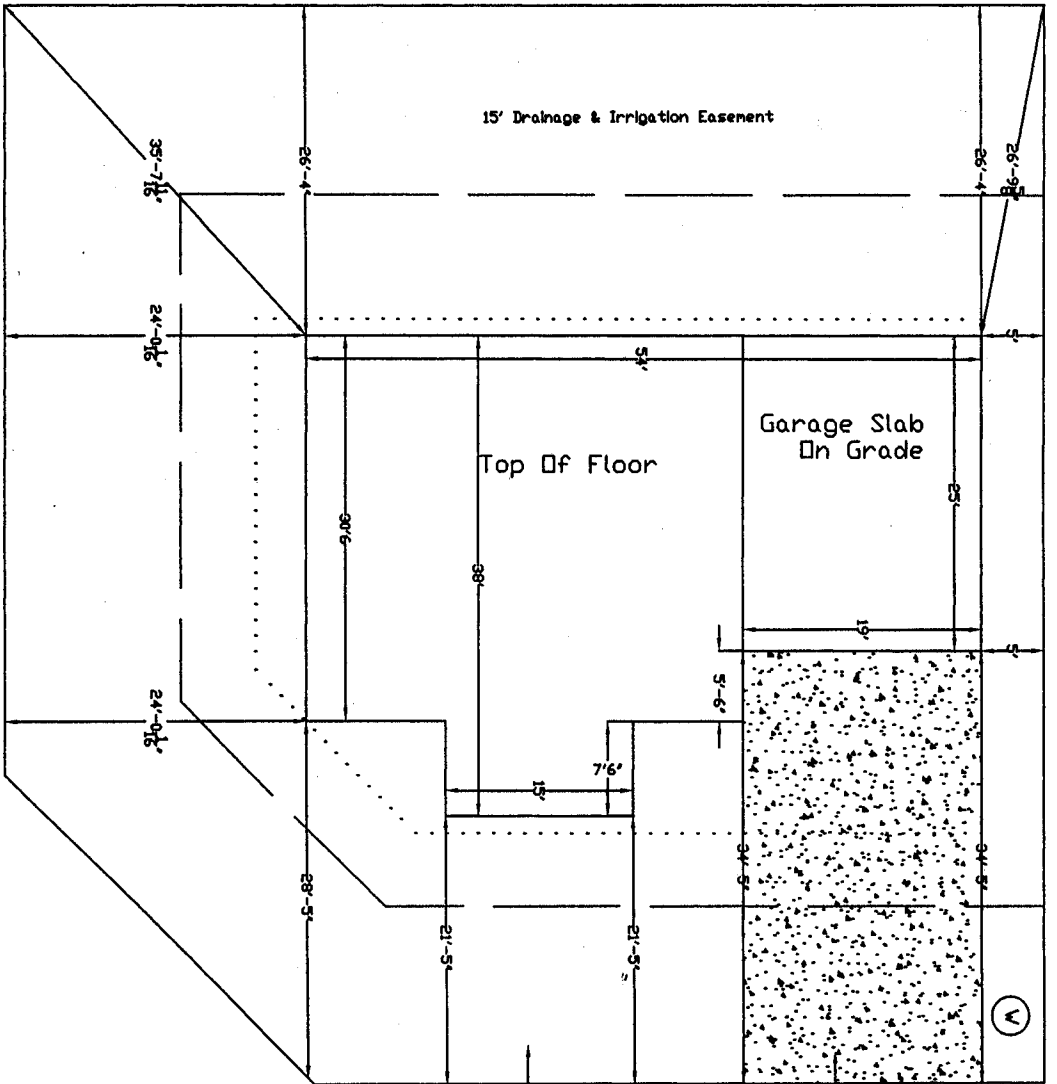
Applicant Signature [Signature] Date 11/12/03

Department Approval [Signature] Date 1-26-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>6972</u>
Utility Accounting <u>[Signature]</u>		Date	<u>1-27-04</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)



Canyonland Drive

15' Drainage & Irrigation Easement

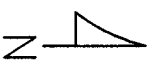
Garage Slab On Grade

Top Of Floor

JoAlan Court

Concrete Driveway

14' Multipurpose Easement



Lot 1 Block 2

Bonner Residence

Isles Subdivision

SQ.FT. 6814

SCALE

Housing Resources

*Ull*  
*Ull*  
11/14/03

1-26-04

*Gayle Henderson*

ACCEPTED  
ANY CHANGES TO THIS PLAN MUST BE  
APPROVED BY THE PLANNING  
DEPARTMENT. THE PLANNING  
DEPARTMENT IS NOT RESPONSIBLE FOR  
LOCATING AND VERIFYING EASEMENTS  
AND PROPERTY LINES.

DATE

APPROVED

*WCB*  
*MR*