

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 461 JuAlen Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1656
TAX SCHEDULE NO. 2943-161-46-004 SQ. FT. OF EXISTING BLDGS N/A
SUBDIVISION Iles TOTAL SQ. FT. OF EXISTING & PROPOSED 1656
FILING _____ BLK 4 LOT 2 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
(1) OWNER Jennie Macer NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) ADDRESS 2601 Belford #2 #1501 USE OF EXISTING BUILDINGS N/A
(1) TELEPHONE 241-2871 x 106 messenger DESCRIPTION OF WORK & INTENDED USE New Single Family
(2) APPLICANT SAME 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-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 0 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 6/29/04
Department Approval [Signature] Date 7/1/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>17409</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>7/1/04</u>

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

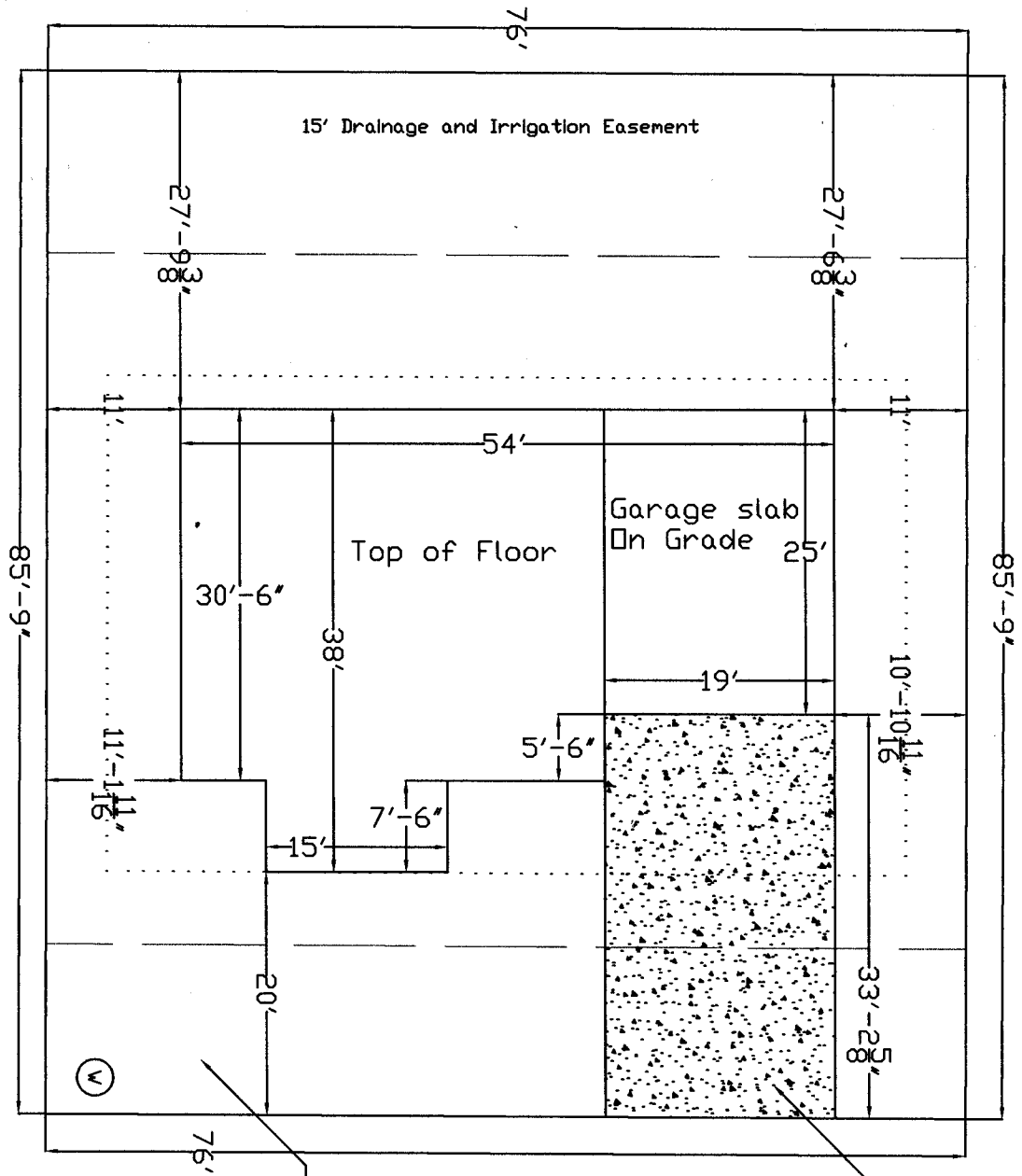
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED

7/1/04
C. Lane 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.

6/29/04
DLR
DLR



Lot 4 Block 2

N

Maes Residence

461 JOALAN

Iles Subdivision

SCALE

Housing Resources

SQ.FT. 6517

JoAlan Court

DATE	APPROVED
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