

| | |
|--------|--------|
| 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 466 Jo Ann 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 13

(1) OWNER Nash Giese

(1) ADDRESS 532 Bowstring

(1) TELEPHONE 241-2871 x106

(2) APPLICANT SAME

(2) ADDRESS _____

(2) TELEPHONE _____

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

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

USE OF EXISTING BUILDINGS N/A

DESCRIPTION OF WORK & INTENDED USE Single Family Res.

TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ 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

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 25' from PL

Maximum Height 35'

Maximum coverage of lot by structures 60%

Permanent Foundation Required: YES NO _____

Parking Req'mt 2

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]

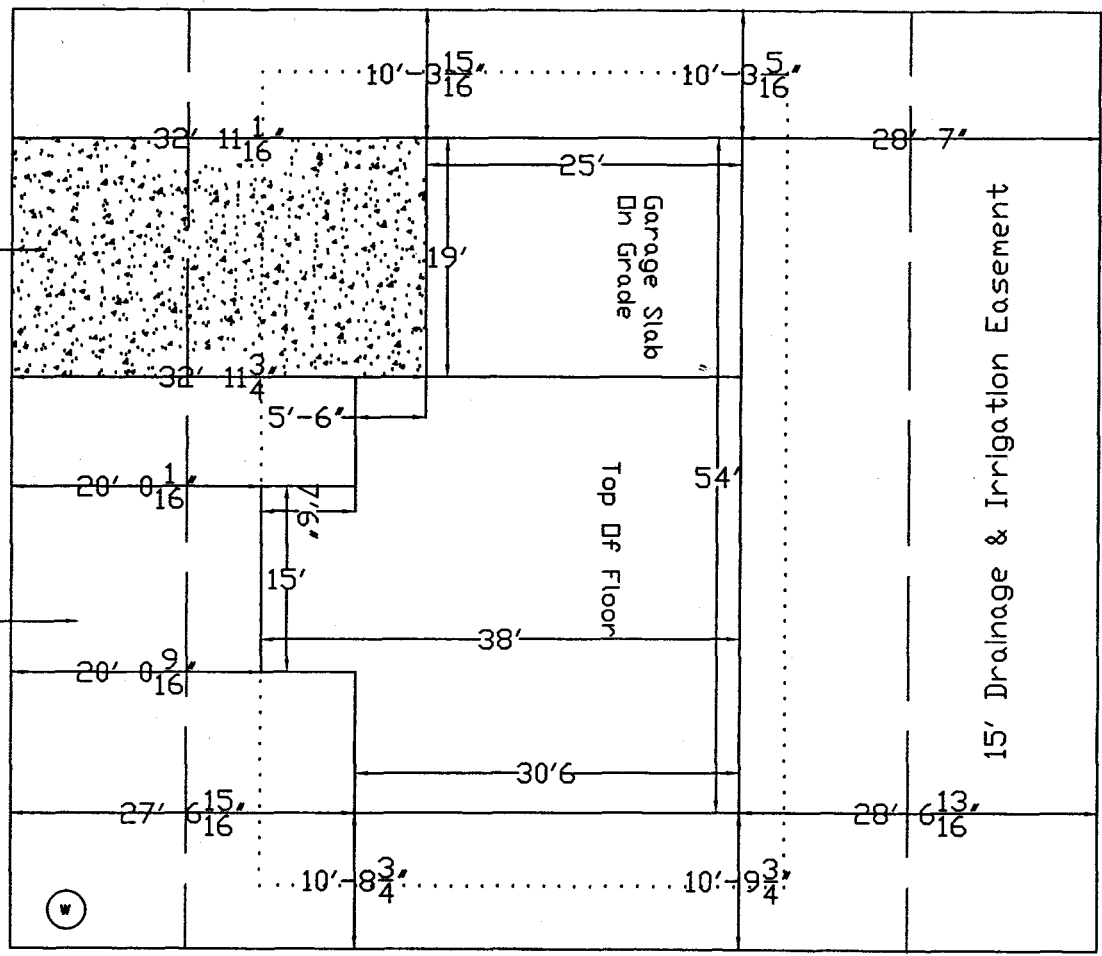
Date 1-26-04

| | | | |
|--|---|------|---------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO | W/O No. <u>6971</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)

| | |
|------|----------|
| DATE | APPROVED |
|------|----------|



Concrete Driveway

14' Multipurpose Easement

JoAlan Cour

Garage Slab
On Grade

Top Of Floor

15' Drainage & Irrigation Easement

1-26-04 *Raylene Henderson*

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANT'S
RESPONSIBILITY IS TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

11/14/03

| | | |
|----------------|-------------------|-------------------|
| | Giese Residence | |
| | Isles Subdivision | SQ.FT. 6500 |
| Lot 13 Block 2 | SCALE | Housing Resources |

NSH