FEE $ _10.00_	
TCP $ _0_	
SIF $ _292.00_	

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

BLDG PERMIT NO. _____

Your Bridge to a Better Community

BLDG ADDRESS _467 JoAlen Ct._

TAX SCHEDULE NO. _2943-161-46-007_

SUBDIVISION _Iler_

FILING _____ BLK _2_ LOT _7_

(1) OWNER _Housing Resources_

(1) ADDRESS _524 30 Rd #3 GNJ4_

(1) TELEPHONE _241-2871 x 106 mervse_

(2) APPLICANT _SAME_

(2) ADDRESS _____

(2) TELEPHONE _____

SQ. FT. OF PROPOSED BLDGS/ADDITION _1656_

SQ. FT. OF EXISTING BLDGS _Ø_

TOTAL SQ. FT. OF EXISTING & PROPOSED _1656_

NO. OF DWELLING UNITS:
Before: _Ø_ After: _1_ this Construction
NO. OF BUILDINGS ON PARCEL
Before: _Ø_ After: _1_ this Construction

USE OF EXISTING BUILDINGS _N/A_

DESCRIPTION OF WORK & INTENDED USE _New Single Family_

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

REQUIRED: One plot plan, on 8 ½" 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 _X_ NO _____

Parking Req'mt _2_

Special Conditions _____

CENSUS _C_ TRAFFIC _____ ANNX# _____

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 _Alonzo L._ Date _6/30/04_

Department Approval _NA C Faye Hall_ Date _7/1/04_

Additional water and/or sewer tap fee(s) are required:	YES ✓	NO	W/O No. _17405_
Utility Accounting _Valtalisburg_		Date _7/1/04_	

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

85'-9"

W

14' multipurpose easement

11'-3" 11'-1 3/8"

27'-7 1/2"

30'6

JoAlan Ct.

20'-0 7/8"

38'

Top Of Floor

15'

7'6"

54'

27'-5 9/16"

76' 76'

5'-6"

driveway concrete

Garage Slab On Grade

19'

25'

27'-10 1/2"

32'-10 1/2"

10'-9 1/8" 10'-10 7/16"

85'-9"

15' drainage and
irrigation easement

4
N
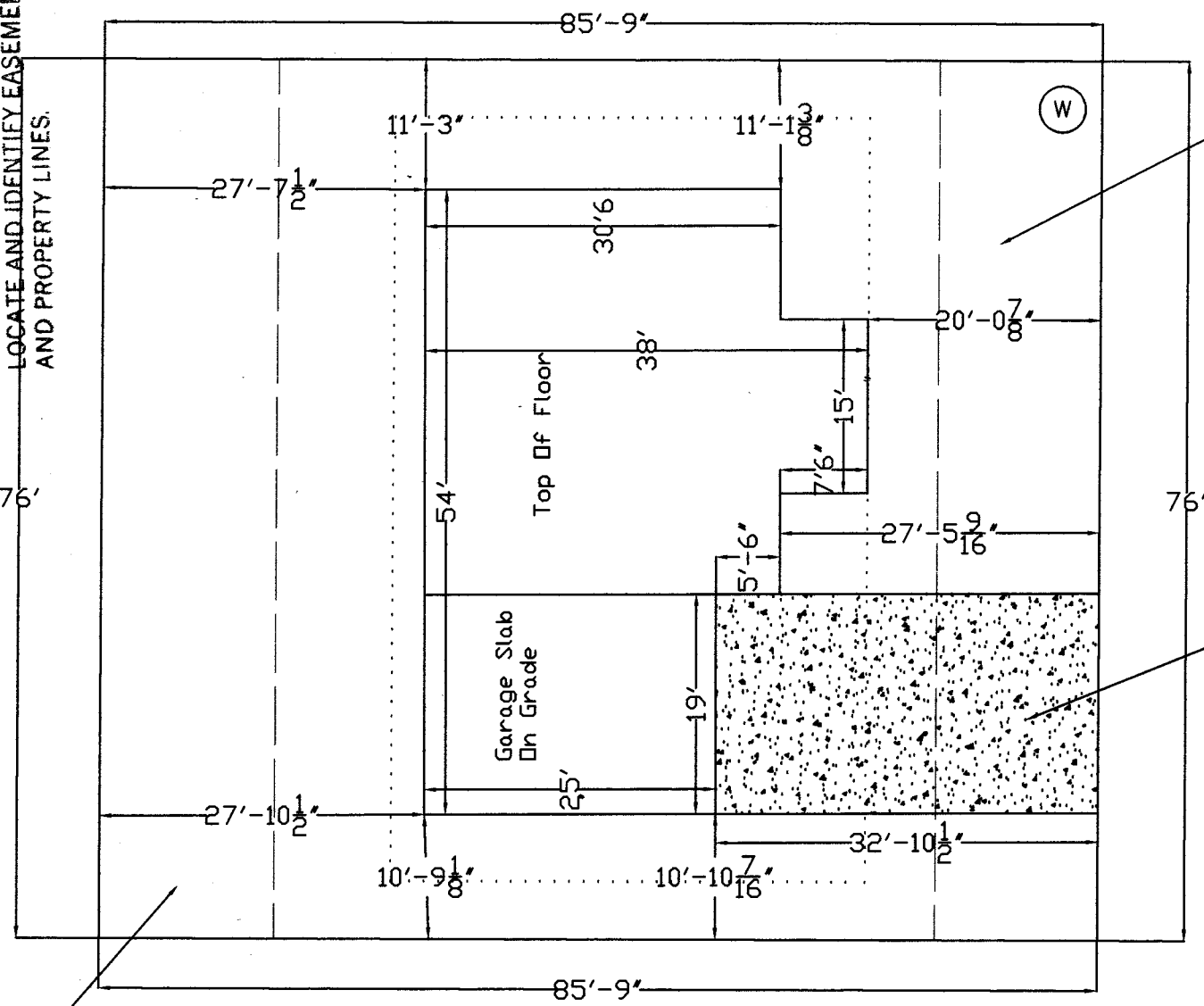
Residence

467 JoAlan Court

	Iles Subdivision	SQ.FT. 6517
Lot 7 Block 2	SCALE Housing Resources	