

FEE \$	10.00
TCP \$	500.00
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 2623 WISTERIA CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 2330

TAX SCHEDULE NO. 2701-353-104-002 SQ. FT. OF EXISTING BLDGS Ø

SUBDIVISION 2620 G ROAD TOTAL SQ. FT. OF EXISTING & PROPOSED 2330

FILING 1 BLK 2 LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER PAUL LANE NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 0 this Construction

(1) ADDRESS 620 MIRANDA ST. USE OF EXISTING BUILDINGS NONE

(1) TELEPHONE 970-250-2812 DESCRIPTION OF WORK & INTENDED USE NEW HOUSE / RESIDENCE

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

(2) ADDRESS _____

(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 Engineered foundation req.

CENSUS B 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 4/15/04

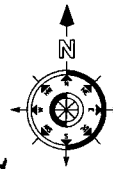
Department Approval NA [Signature] Date 4-15-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14829</u>
Utility Accounting	<u>[Signature]</u>		Date <u>4-15-04</u>

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

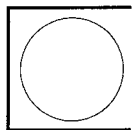
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

R WISE NOTED.
 AND 5-1/2" FOR 2x6 WALLS
 SEE SEPARATE DRAWINGS BY OTHERS



C
D
E
F
G
H

AutoDRAFT
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-6782

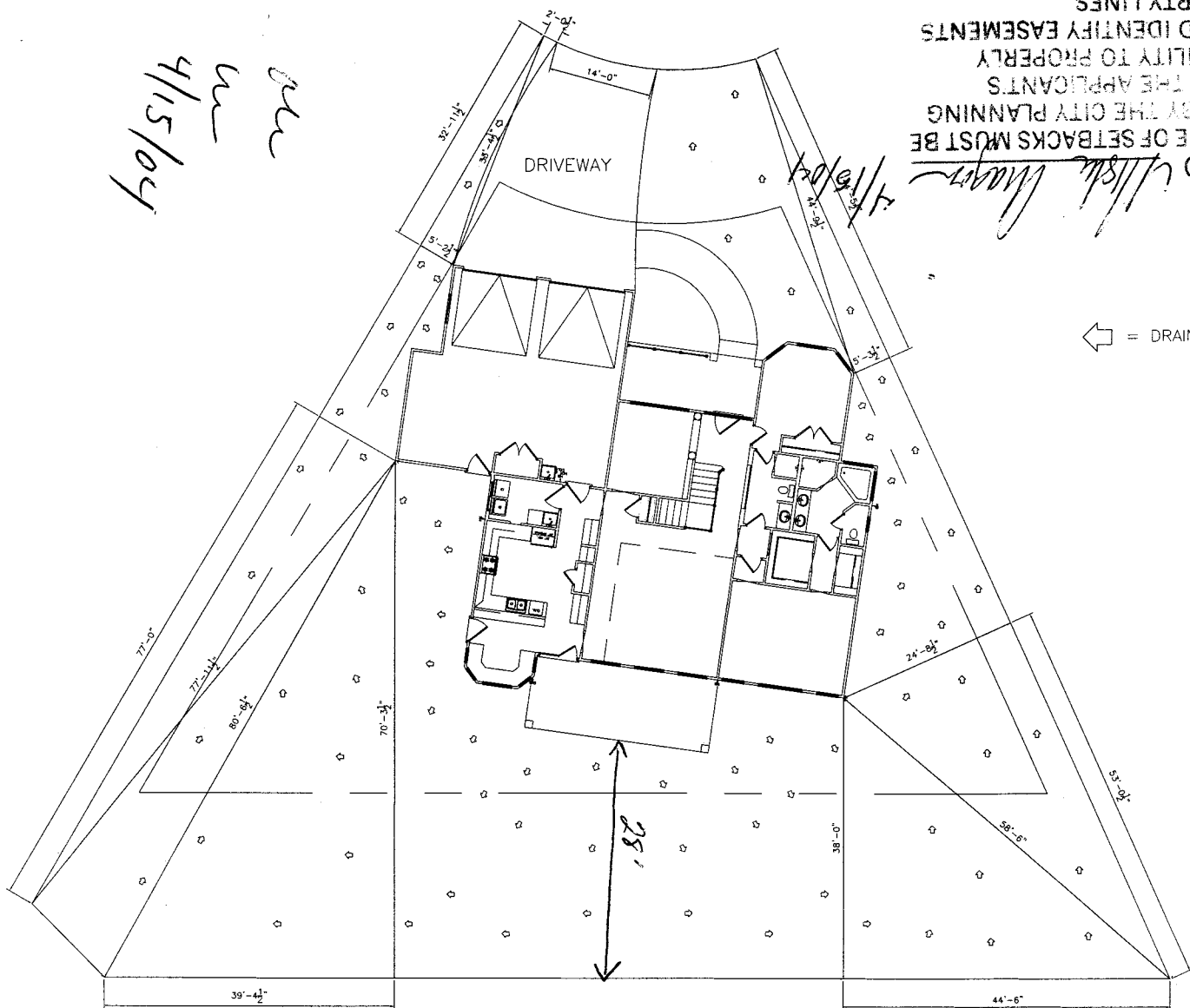


THE LANE RESIDENCE
 SITE PLAN

DRAWN BY	
AUTODRAFT	
FILE NAME	
DATE	
2-4-04	
SCALE	
1/4" = 1'-0"	
SHEET	
SHEET 11	

ACCEPTED *Walter Meyer*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

← = DRAINAGE



SITE PLAN INFORMATION	
SUBDIVISION NAME	2620 G ROAD
LOT NUMBER	2
BLOCK NUMBER	2
STREET ADDRESS	2623 WISTERIA CT.
COUNTY	MESA
HOUSE SQ. FT.	2338
LOT SIZE	.272 ACRES
SETBACKS USED	FRONT 20'
	SIDES 5'
	REAR 25'

SCALE: 1/8" = 1'-0"

NOTE:
 DIMENSION LINES ARE PULLED FROM
 EDGE OF BRICK LEDGE. IF NO BRICK LEDGE
 EXISTS, DIMENSIONS WILL BE FROM EDGE
 OF FOUNDATION.