

FEE \$	10.00
TCP \$	1500.00
SIF \$	292.00

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

BLDG PERMIT NO. _____

Building Address 2020 FLORA CT No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-121-35-007 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed _____
 Subdivision FLORA Sq. Ft. of Lot / Parcel 8.166
 Filing _____ Block 1 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2210

OWNER INFORMATION:

Name JRJ BUILDERS
 Address 680 SEQUEL CT
 City / State / Zip G.J. CO. 81504

APPLICANT INFORMATION:

Name OWNER
 Address _____
 City / State / Zip _____
 Telephone 434-5989

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 5' from PL Rear 10' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions Foundation design
 Voting District 0 Driveway Location Approval As performed by a registered engineer
 (Engineer's Initials)

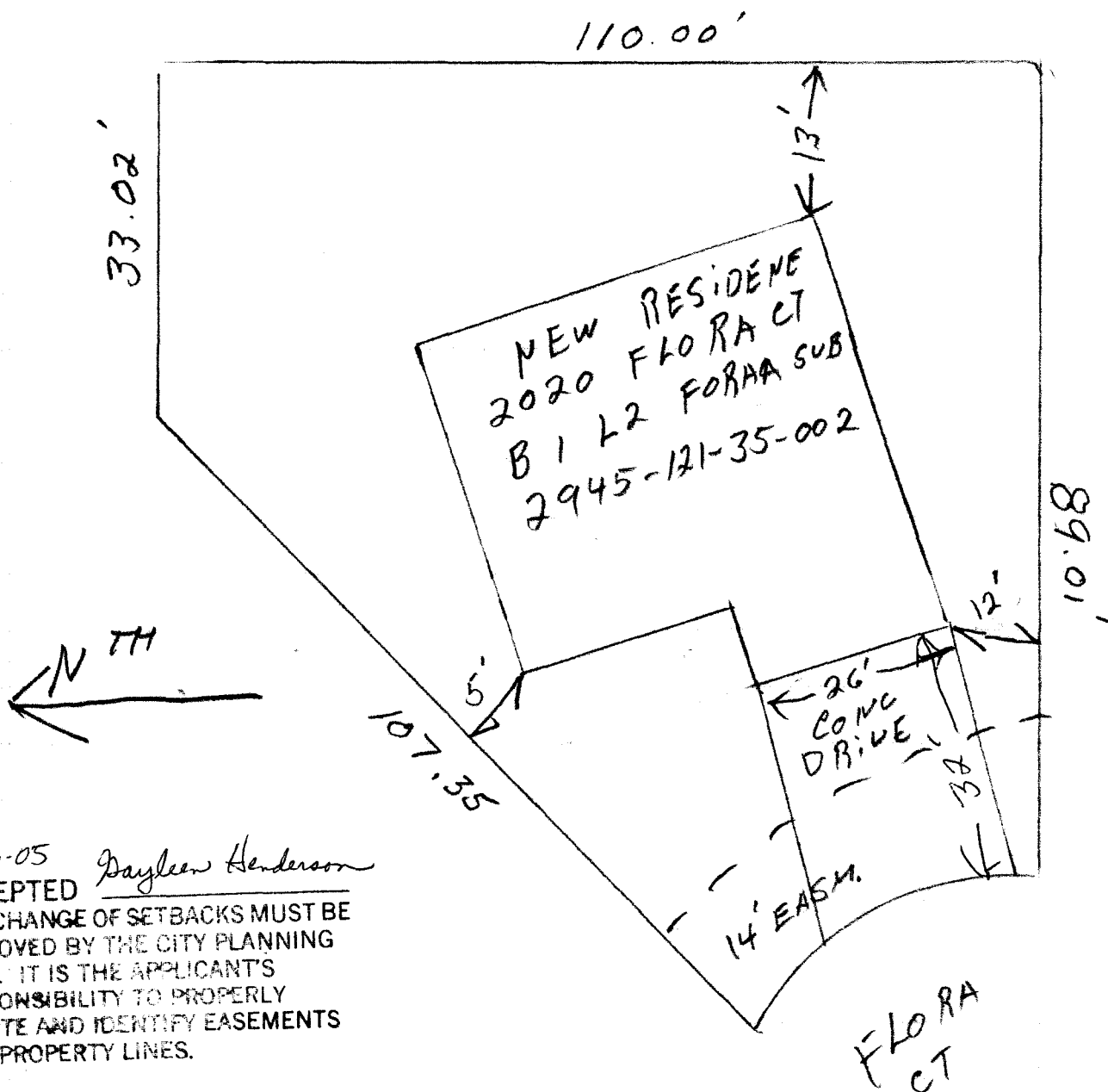
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 LeRoy Jensen Date 7-19-05
 Department Approval JH Gayle Henderson Date 7-26-05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 18285
 Utility Accounting D. Clever Date 7/26/05

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



7-26-05 Dayleen Henderson
 ACCEPTED
 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.

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 7/20/03