

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 551 1/2 Serenade Ct No. of Existing Bldgs ONE No. Proposed ONE
 Parcel No. 2943-092-00-001 Sq. Ft. of Existing Bldgs 900 Sq. Ft. Proposed 2006 + 2100
 Subdivision Steele/Meyers Sq. Ft. of Lot / Parcel _____
 Filing _____ Block _____ Lot I Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Evelyn Steele & Carolyn Meyers
 Address 1402 Bridlepath Ct
 City / State / Zip Fruita, CO 81521

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Evelyn Steele & Carolyn Meyers
 Address 1402 Bridlepath Ct
 City / State / Zip Fruita, CO 81521
 Telephone 970-858-8328 (C) 216-8333

***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 <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>D</u> Driveway Location Approval <u>U</u> (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 Evelyn Steele Date 12-20-04
 Department Approval HC Tays Hall Date 5/13/05

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>18091</u>
Utility Accounting <u>D Overholt</u> Date <u>5/13/05</u>

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)

FOUND REBAR & PLASTIC CAP
IN CONCRETE LS 24943

FOUND #5 REBAR
NO CAP

ACCEPTED *C. J. Hail* 5/13/05
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.

BROKEN ASPHALT
& GRAVEL DRIVE
+/- 12' WIDE

E 1/2 ROAD

