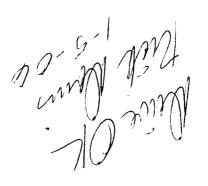
FEE\$ 10,00 PLANNING CLE	
PLANNING CLEARANCE BLDG PERMIT NO. TCP \$ /539.07 (Single Family Residential and Accessory Structures)	
SIF \$ Community Development Department	
460.00 Building Address 2833 Adrian Ct.	No. of Existing Bldgs No. Proposed
Parcel No	Sq. Ft. of Existing Bldgs ///4 Sq. Ft. Proposed 1116
Subdivision <u>Summer Glen</u>	Sq. Ft. of Lot / Parcel 5753
Filing Block <u>5</u> Lot <u>22</u>	Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed)
OWNER INFORMATION:	Height of Proposed Structure
Name Parter UC	DESCRIPTION OF WORK & INTENDED USE:
Address 786 Valley Ct.	New Single Family Home (*check type below)
City / State / Zip 65 00 81504	Other (please specify):
APPLICANT INFORMATION:	_*TYPE OF HOME PROPOSED:
Name Grace Momes	Site Built Manufactured Home (UBC) Manufactured Home (HUD)
Address _786 Valley Ct.	Other (please specify):
City / State / Zip GJ CU 81504	NOTES:
Telephone 523-5555	
	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	~ 9
SETBACKS: Front 201 from property line (PL)	<i>i</i>
Side <u>5</u> from PL Rear <u>10</u> from PL	
Maximum Height of Structure(s)35 '	Special Conditions
Voting District <u>E</u> Driveway Location Approval <u>124D</u> (Engineer's Initial	5)
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 Replicant - Agent	Date 1/3/06
Department Approval 214 Kathy Valage	Date Date
Additional water and/or sewer tap fee(s) are required:	NO W/O NO. 8750
Utility Accounting	Date 137

 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)



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