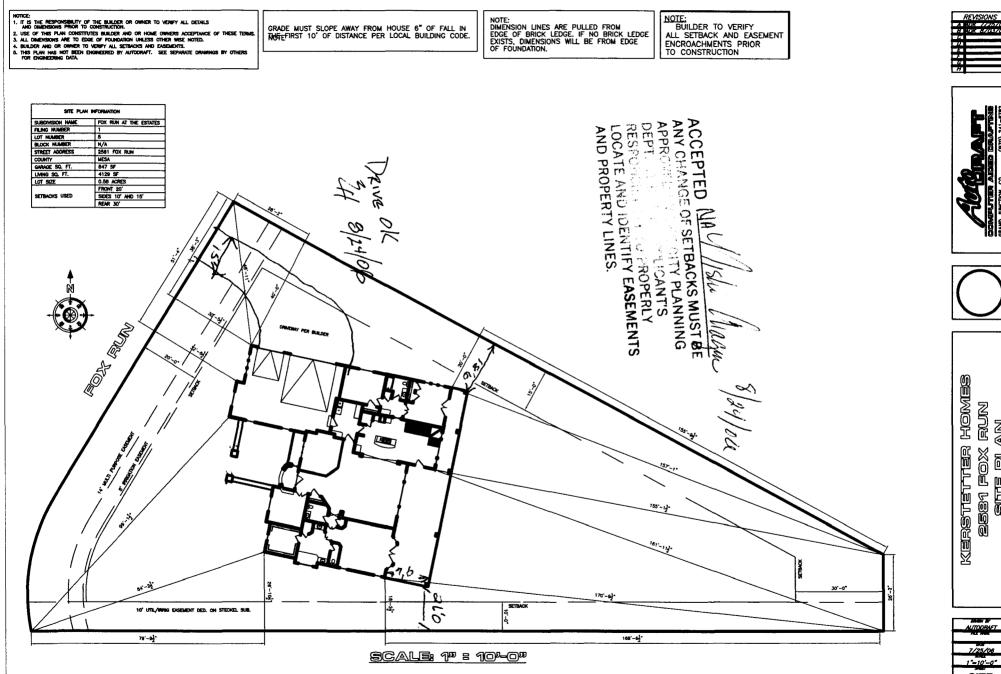
10.00	
FEE \$ 10.00 PLANNING CLEA	
TCP \$ 1539.00 (Single Family Residential and A Community Development	
SIF \$ 4/60.00 Community Developme	
Building Address 2581 Fox RUN	No. of Existing Bldgs No. Proposed
Parcel No. 2701-344-32-005	Sq. Ft. of Existing Bldgs Sq. Ft. Proposed
Fox Run at the Subdivision ESTATES	Sq. Ft. of Lot / Parcel 1/2 ACLE
Filing / Block Lot _5	Sq. Ft. Coverage of Lot by Structures & Impervious Surface
OWNER INFORMATION:	(Total Existing & Proposed) <u>4974 s</u> Height of Proposed Structure <u>231</u>
Name MICHAEL Kerstetlee	DESCRIPTION OF WORK & INTENDED USE:
Address 1409 PONY TRAIL CT	Wew Single Family Home (*check type below)     Interior Remodel     Other (please specify):
City/State/Zip FRUITA, CO 8152	Other (please specify)
APPLICANT INFORMATION:	
Name MICHAEL Kerstette	X Site Built Manufactured Home (UBC) Manufactured Home (HUD)
Address 1409 PONY TRAIL CT	Other (please specify):
City/State/Zip FRUITA CO 8152	NOTES:
Telephone 234-5577	
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>LSF-2</u>	Maximum coverage of lot by structures 30 %
SETBACKS: Front from property line (PL)	Permanent Foundation Required: YES_XNO
Side 15' from PL Rear 30' from PL	Parking Requirement
Maximum Height of Structure(s)35 '	Special Conditions
Voting DistrictB Driveway Location Approval	majoundompa.
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 project or the building(s).	
Applicant Signature 1990 1991 1991 Date 8-22-06	
Department Approval NA ///Shu Magin	Date 8 24 010
Additional water and/or sewer tap fee(s) are required: YE	SV NO W/ONO. 19414
Utility Accounting	Date 8 24 06

 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)



AUTODRAFT 7/25/06 1-10-0-SITE

N

2581 FOX

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SITE

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