

FEE \$ <u>10.00</u>
TCP \$ <u>None</u>
SIF \$ <u>None</u>

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

BLDG PERMIT NO. _____



156709958

0

Building Address 2340 CYPRESS CT
 Parcel No. 2945-011-31-027
 Subdivision SPRING VALLEY
 Filing 6 Block 15 Lot 27

No. of Existing Bldgs 1 Proposed _____
 Sq. Ft. of Existing Bldgs 2130 Proposed _____
 Sq. Ft. of Lot / Parcel 16,538
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name MARVIN ILINDA HOLLE
 Address 2340 CYPRESS CT
 City / State / Zip GRAND JUNCTION CO 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name MARVIN HOLLE
 Address 2340 CYPRESS CT
 City / State / Zip GRAND JUNCTION CO 81506
 Telephone 970-257-0505

***TYPE OF HOME PROPOSED:**

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

NOTES: enclosing a screened porch.

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 X
 Side 5' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials)

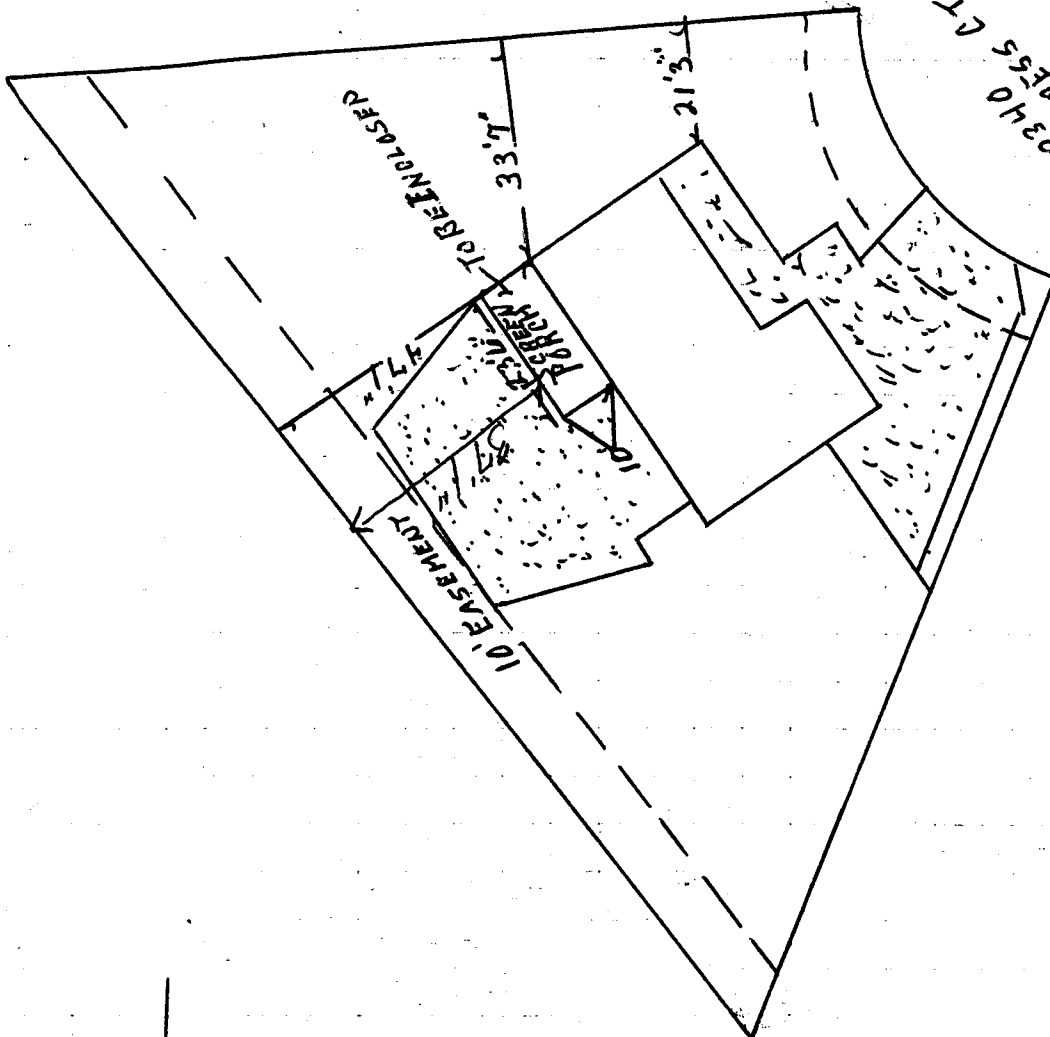
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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).

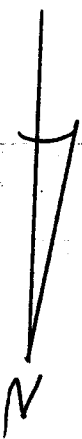
Applicant Signature Marvin Holle Date _____
 Department Approval Ullrich Maguire Date 11-16-03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>no chg</u>
Utility Accounting <u>Marshall Col</u>	Date <u>11/16/03</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)



2340
CYPRESS CT



ACCEPTED *Mike Aragon* 11-6-03
 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.