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

BLDG PERMIT NO. \_\_\_\_\_



13634-8523  
 Building Address 2856 1/2 MESA Ave

Parcel No. 2943-074-18-018

Subdivision Cottonwood Meadows

Filing \_\_\_\_\_ Block 7 Lot 18

**OWNER INFORMATION:**

Name Allen Boettcher

Address 191 KANNAH CRK Rd

City / State / Zip Whitewater Co 81527

**APPLICANT INFORMATION:**

Name Faith Dupre

Address 3623 G Rd

City / State / Zip Palisade Co 81526

Telephone 970 464-4774

No. of Existing Bldgs \_\_\_\_\_ Proposed \_\_\_\_\_

Sq. Ft. of Existing Bldgs \_\_\_\_\_ Proposed Approx 728

Sq. Ft. of Lot / Parcel .101 Ac

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**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 PD Maximum coverage of lot by structures 70%

SETBACKS: Front 14' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO X

Side 5' from PL Rear 10' from PL Parking Requirement 2

Maximum Height of Structure(s) \_\_\_\_\_ 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 \_\_\_\_\_ Date 10-28-03

Department Approval [Signature] Date 10/28/03

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No.

Utility Accounting [Signature] Date 10/28/03

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)

ACCEPTED *Alisa Magon* 10-28-03  
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.

