

E \$ 10.00
 P \$ 1,500.00
 \$ 292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO.

Address 475 ESCONDIDO No. of Existing Bldgs — No. Proposed 1
 Parcel No. 2947-262-29-002 Sq. Ft. of Existing Bldgs — Sq. Ft. Proposed 4260^{SF}
 Subdivision DESERT HILLS Sq. Ft. of Lot / Parcel 1.619 ACRES
 Block 1 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 5209 with
Garage

OWNER INFORMATION:

Name Dick CROOKE
 Address 750 Braewood BR.
 City / State / Zip ALGONGUIN IL 60102

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): _____

APPLICANT INFORMATION:

Name Fred Bishop
 Address 719 WASHINGTON CT.
 City / State / Zip Grand Jct CO
 Telephone 970-201-7777

NOTES: New Single Family Home 4260^{SF} Garage 1249^{SF}

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

Name PD Maximum coverage of lot by structures 25%
 Setbacks: Front 30' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 30' from PL Rear 30' from PL Parking Requirement 2
 Maximum Height of Structure(s) 32' Special Conditions Engineered foundations required
 Planning District A Driveway Location Approval _____
 (Engineer's Initials)

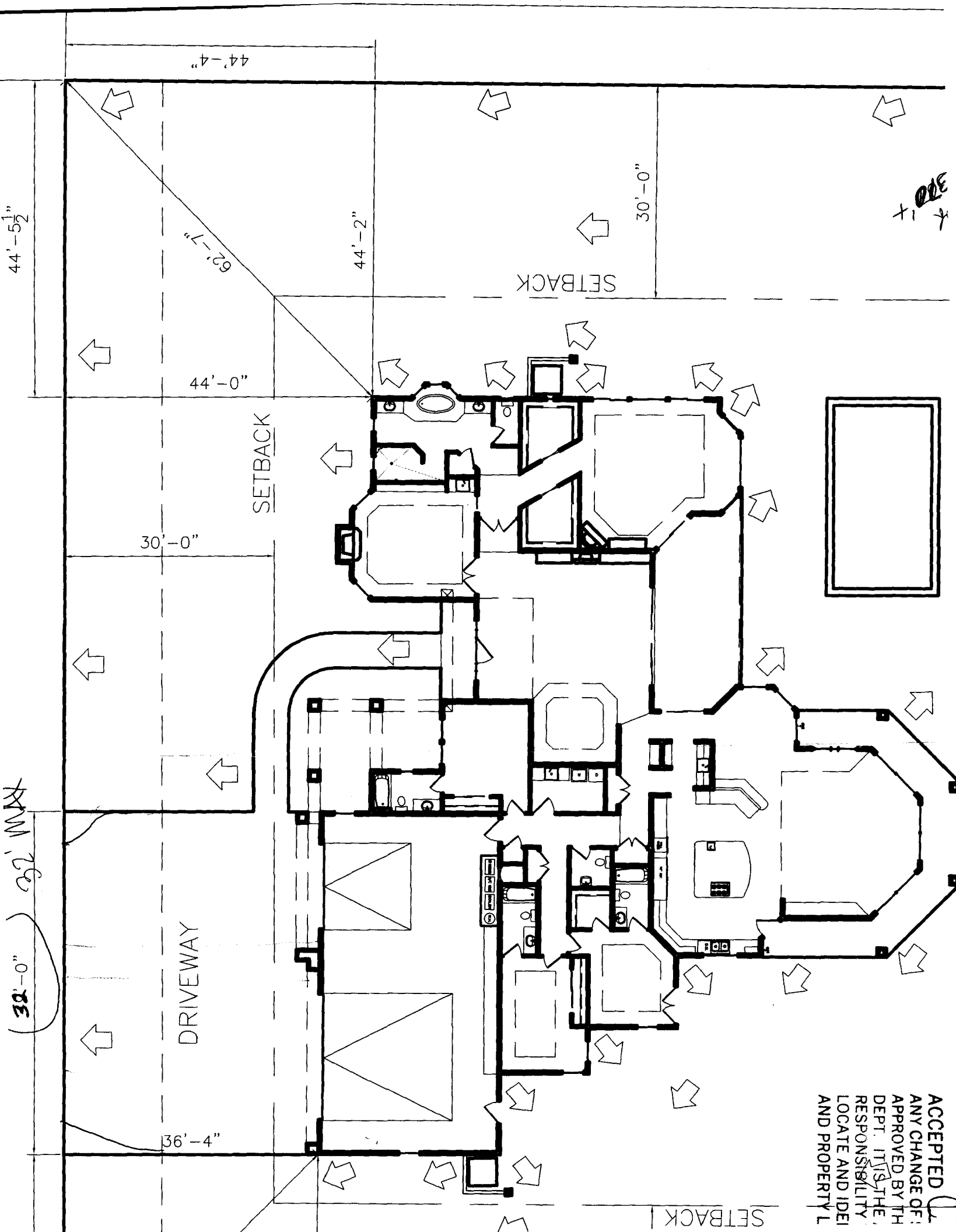
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 [Signature] Date 10/4/04
 Department Approval [Signature] Date 10/8/04

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 17656
 Utility Accounting [Signature] Date 10/8/04

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)



44'-4"

44'-5 1/2"

62'-7"

44'-2"

30'-0"

SETBACK

44'-0"

SETBACK

30'-0"

DRIVEWAY

32' MAX

32'-0"

36'-4"

SETBACK

ACCEPTED
 ANY CHANGE OF
 APPROVED BY THE
 DEPT. IT'S THE
 RESPONSIBILITY
 LOCATE AND IDEI
 AND PROPERTY L

300
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