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

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

Building Address 705 Estates Blvd  
 Parcel No. 2701-344-24-003  
 Subdivision Estates  
 Filing 1 Block 2 Lot 3

No. of Existing Bldgs 2 No. Proposed Addition  
 Sq. Ft. of Existing Bldgs 4128 Sq. Ft. Proposed 850 + 880  
 Sq. Ft. of Lot / Parcel 3.149 acres  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Keith + Julie Mendenhall  
 Address 705 Estates Blvd  
 City / State / Zip Grand Jct, CO 81506

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Fox Const / Rocky mtn  
 Address 2212 Tuscany Ave  
 City / State / Zip Grand Jct, CO 81503  
 Telephone (970) 245-1369

**\*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 RSF-2 Maximum coverage of lot by structures 30%  
 SETBACKS Front 20' House 25' Garage property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 15' House 36' PL Rear 30' House 5' Garage 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 Charles J. Fox Date 07-12-2004  
 Department Approval W. Magon Date 7/12/04

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. interior remodel  
 Utility Accounting D. Ponder Date 7-12-04

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)

PARTIAL PLOT PLAN - NEW ADDITION  
705 ESTATES BLVD.  
3.244 ACRES

