

FEE \$	10.00
TCP \$	None
SIF \$	292.00

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 2433 JACK CREEK RD SQ. FT. OF PROPOSED BLDGS/ADDITION 1827

TAX SCHEDULE NO. 2701-333-06026 SQ. FT. OF EXISTING BLDGS NA

SUBDIVISION GOMSTOCK SPANISH TRAILS TOTAL SQ. FT. OF EXISTING & PROPOSED 1827

FILING _____ BLK _____ LOT _____

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) OWNER GRAND VIEW BLDGS

(1) ADDRESS 2519 FALLS VIEW CIR

(1) TELEPHONE 256-1738

USE OF EXISTING BUILDINGS SINGLE FAMILY RES.

(2) APPLICANT KERRY HANKE

DESCRIPTION OF WORK & INTENDED USE FRAME - RES.

(2) ADDRESS 2519 FALLS VIEW CIR

TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) TELEPHONE 256-1738

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 60%

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES X NO _____

Side 5' from PL, Rear 20' from PL

Parking Req'mt 2

Maximum Height 32'

Special Conditions Approval Ltr from Lic Eng.

CENSUS B TRAFFIC _____ ANN# _____

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 Kerry Hanke Date 3-16-04

Department Approval NA Hayden Henderson Date 3-16-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>17080</u>
Utility Accounting	<u>D. Konecny</u>	Date	<u>3-16-04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)