FEE \$10.00
TCP\$500,00
SIE & 292 00

## PLANNING CLEARANCE

BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)

**Community Development Department** 

Subdivision    Sq. Pt. of Lot / Parcel   Sq. Pt. of Lot / Parcel   Sq. Pt. of Lot / Parcel   Sq. Pt. Coverage of Lot by Structures & Impequious Surface (Total Existing & Proposed)   304L   Sq. Pt. Coverage of Lot by Structures & Impequious Surface (Total Existing & Proposed)   304L   Sq. Pt. Coverage of Lot by Structures & Impequious Surface (Total Existing & Proposed)   304L   Sq. Pt. Coverage of Lot by Structures & Impequious Surface (Total Existing & Proposed)   304L   Sq. Pt. Coverage of Lot by Structures & Impequious Surface (Total Existing & Proposed)   304L   Sq. Pt. Coverage of Lot by Structured Home (Coverage of Lot by Structured Home)   304L   304L	Building Address 2870 Lobo Look Of No. of Existing Bldgs No. Proposed
Sq. Ft. of Lot / Parcel	Parcel No. 2943-301-00-100 Sq. Ft. of Existing Bldgs Sq. Ft. Proposed 25965
DESCRIPTION OF WORK & INTENDED USE:    New Single Family Home ("check type below) Interior Remodel   Addition   Other (please specify):	
DESCRIPTION OF WORK & INTENDED USE:    Name	
New Single Family Home ("check type below) Interior Remodel	OWNER INFORMATION:
Interior Remodel Other (please specify):  "TYPE OF HOME PROPOSED:  APPLICANT INFORMATION:  Name Address  Address  Site Built Manufactured Home (HUD) Other (please specify):  Other (please specify):  Manufactured Home (HUD) Other (please specify):  Other (please specify):  Other (please specify):  Manufactured Home (HUD) Other (please specify):  Telephone  Address  Addre	Name Tinnacle Homox
TYPE OF HOME PROPOSED:  **TYPE OF HOME PROPOSED:  **TYPE OF HOME PROPOSED:  **TYPE OF HOME PROPOSED:  **Manufactured Home (HUD)  Other (please specify):  **City / State / Zip	Address
Address 3   F TQ   Manufactured Home (HDD) Other (please specify):  Address 3   F TQ   Manufactured Home (HDD) Other (please specify):  Address 3   F TQ   Manufactured Home (HDD) Other (please specify):  Telephone 24   G City / State / Zip   Manufactured Home (HDD) Other (please specify):  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	City / State / Zip Good Oct, UO X 100C
Site Built Manufactured Home (UBC) Manufactured Home (HUD) Other (please specify):  City / State / Zip City	
Telephone 24-0000 (NOTES: NOTES: NOTED NOTES: NOTED NOTES: NOTED NOTES:	Name Pinnolo Howe (UBC)  Manufactured Home (HUD)  Manufactured Home (HUD)
Telephone DUI COULD  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 SETBACKS: Front Office from property line (PL)  SETBACKS: Front PL  Rear Set from PL  Permanent Foundation Required: YES NO  Maximum Height of Structure(s) Secial Conditions of Structure Conditions of Structure 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).  If 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 Set of Section 200 W/O No Police Secti	Address 3111 F 100
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THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF  ZONE RSF-4 Maximum coverage of lot by structures 500  SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES NO  Maximum Height of Structure(s) 35 special Conditions Requirement 2  Maximum Height of Structure(s) 35 special Conditions Requirement 2  Modiffications 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 Department Approval Date 5-17-04  Additional water and/or sewer tag fee(s) are required: YES NO W/O No.	Telephone 241-6660
Maximum coverage of lot by structures 5000  SETBACKS: Front 201 from property line (PL)  Permanent Foundation Required: YES NO  Side 7 from PL Rear 25 from PL Parking Requirement 2  Maximum Height of Structure(s) 35 Special Conditions of Structure (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).  It 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 5-17-04  Department Approval 3 Jayler 1 Jayler 1 Date 5-17-04  Department Approval 3 Jayler 1 Jayler 1 Date 5-17-04  Additional water and/or sewer tag tee(s) are required: YES NO W/O No.	REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all
SETBACKS: Front 20 from property line (PL)  Permanent Foundation Required: YES NO  Side 7 from PL Rear 25 from PL Parking Requirement 2  Maximum Height of Structure(s) 35 Special Conditions From PL Special Conditions From PL Parking 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 5-17-04  Department Approval Date 5-17-04  Additional water and/or sewer tap fee(s) are required: YES NO W/O Not	property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.
Maximum Height of Structure(s) 35 Special Conditions Special Condition	
Maximum Height of Structure(s)	THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF
Noting District Driveway	THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF  ZONE Maximum coverage of lot by structures
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Department Approval H Sayler 14 den Date 5-17-04  Additional water and/or sewer tap fee(s) are required: PES NO W/O No.P.J. OMSD	THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF  ZONE
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. CO.	THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF  ZONE
	THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF  ZONE
Utility Accounting ClubH (Date 5/7/04)	THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF  ZONE
	THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF  ZONE

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)

