

FEE \$	10.00
TCP \$	1,000
SIF \$	292.00

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

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

Building Address 898 OVERVIEW RD No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2701-261-37-001 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1  
 Subdivision GRAND VISTA Sub Sq. Ft. of Lot / Parcel 20511  
 Filing 1 Block E Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3215

**OWNER INFORMATION:**

Name Guy Thomas DBA Thomas Home INC  
 Address 921 25 RD  
 City / State / Zip GRD Jct Co 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name THOMAS HOMES INC  
 Address 921 25 RD  
 City / State / Zip GRD Jct Co 81505  
 Telephone 261-1675

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

NOTES: NEW HOME

**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 <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35</u>	Special Conditions <u>ACCO approval required</u>
Voting District <u>B</u>	Driveway Location Approval <u>LL</u> (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 Guy Thomas Date SEPT 24, 2004  
 Department Approval NAC Jay Hall Date 9/30/04

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>17640</u>
Utility Accounting <u>D Amholt</u>	Date <u>9/30/04</u>		

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)

