

FEE \$ 10.00
TCP \$ 1500.00
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 638 Pineneedle Crt SQ. FT. OF PROPOSED BLDGS/ADDITION 3788
 Tax Schedule No. 294502325004 SQ. FT. OF EXISTING BLDGS 2820
 SUBDIVISION Four Pines TOTAL SQ. FT. OF EXISTING & PROPOSED 3788
 71477 FILING _____ BLK _____ LOT 4 in NO. OF DWELLING UNITS: home - 2820
 (1) OWNER James & Rita Gebhardt Before: 0 After: 1 this Construction garage - 968
 (1) ADDRESS 503 33 Road NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) TELEPHONE 970-523-0442 USE OF EXISTING BUILDINGS 0
 (2) APPLICANT Same as Above DESCRIPTION OF WORK & INTENDED USE Residence
 (2) ADDRESS _____ TYPE OF HOME PROPOSED:
 (2) TELEPHONE work 254-5116 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ 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 RSF-2 Maximum coverage of lot by structures 30%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 15' from PL, Rear 30' from PL Parking Req'mt 2 If Fire Dept must review
 Maximum Height 35' Construction plans for any proposed single
 "B" DRIVE OK SH 11/16/04 * Special Conditions family home before a building
permit is issued. Residential structures larger
CENSUS _____ TRAFFIC _____ ANNEX# _____
than 3600 sq ft are required to install an
approved fire sprinkler system

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 Rita Gebhardt Date 11-16-04
 Department Approval Sh. Gayleen Henderson Date 11-16-04

Additional water and/or sewer tap fee(s) are required.	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>17121</u>
Utility Accounting	<u>11/16/04</u>	<u>Debi Christoff</u>	Date

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

