

FEE \$	10 ⁻
TCP \$	500 ⁻
SIF \$	292 ⁻

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

BLDG PERMIT NO. _____

Building Address 406 Ridges Blvd E2 No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-163-26-032 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1597
 Subdivision LA Roche Sq. Ft. of Lot / Parcel _____
 Filing 4 Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name KOOS Tri-STAR
 Address 2050 Wrangler Ct
 City / State / Zip GJ, CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name KOOS Tri-STAR
 Address 2050 Wrangler Ct
 City / State / Zip GJ, CO 81503
 Telephone 242-8779

***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 PD Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES X NO _____
 Side _____ from PL Rear _____ from PL Parking Requirement 2
 Maximum Height of Structure(s) _____ Special Conditions per approved plan
 Voting District A Driveway Location Approval _____
 (Engineer's Initials) Engineered Foundations Required

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 [Signature] Date 6-24-04
 Department Approval Bayleen Henderson Date 7-23-04

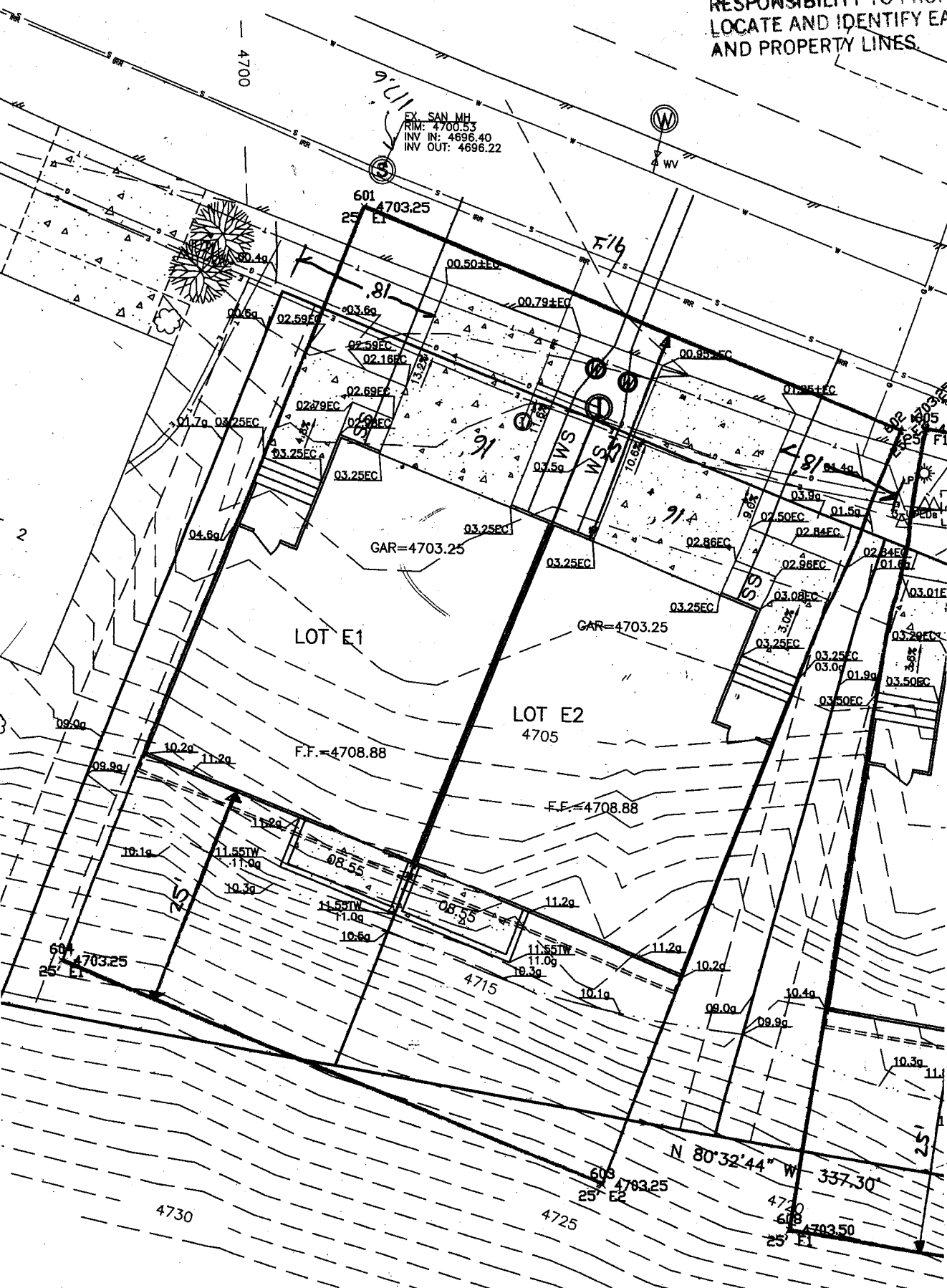
Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO <u>---</u>	W/O No. <u>17513</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/23/04</u>		

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)

7-23-04

Gayle Henderson

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



Done OK
Tut Downs
7-23-04