

FEE \$	10.00
TCP \$	1000.00
SIF \$	292.00

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)
Community Development Department

Building Address 541 Rim Drive

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2945-083-23-013

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3488

Subdivision South Rim

Sq. Ft. of Lot / Parcel 10,424

Filing 3 Block 1 Lot 13

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4085

OWNER INFORMATION:

Name Mike and Kim Nathe

DESCRIPTION OF WORK & INTENDED USE:

Address 540 Ridgestone Ct

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

City / State / Zip Grand Jct, CO 81503

APPLICANT INFORMATION:

Name Piper Construction, LLC

***TYPE OF HOME PROPOSED:**

Address 2128 Monument Village Cr

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

City / State / Zip Grand Jct, CO 81503

Telephone Jeff Piper 201.1354

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 <u>PD</u>	Maximum coverage of lot by structures <u>90</u>
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District <u>A</u> Driveway Location Approval <u>[Signature]</u> (Engineer's Initials)	<u>ACCO approval required</u>

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 08/12/04
 Department Approval [Signature] Date 8-

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>17556</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/19/04</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)

