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|----------------------|
| FEE \$ <u>10.00</u> |
| TCP \$ <u>500.00</u> |
| SIF \$ <u>292.00</u> |

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

BLDG PERMIT NO. _____

Building Address 2022 Rosette Ct. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2947-223-32-002 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1
 Subdivision Siana West Estates Sq. Ft. of Lot / Parcel 0.51 Acre
 Filing 1 Block 1 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3,500

OWNER INFORMATION:

Name Pete & Jess Mullin
 Address _____
 City / State / Zip _____

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Chris Kendrick Const.
 Address 221 W Fallen Rock Rd
 City / State / Zip Grand Jct., Co 81503
 Telephone 245 8987

***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 <u>R8F-2</u> | Maximum coverage of lot by structures <u>30%</u> | | |
| SETBACKS: Front <u>20'</u> from property line (PL) | Permanent Foundation Required: YES <u>X</u> NO _____ | | |
| Side <u>15'</u> from PL Rear <u>30'</u> from PL | Parking Requirement <u>2</u> | | |
| Maximum Height of Structure(s) <u>35'</u> | Special Conditions _____ | | |
| Voting District <u>A</u> | Driveway Location Approval <u>uc</u> (Engineer's Initials) | | |

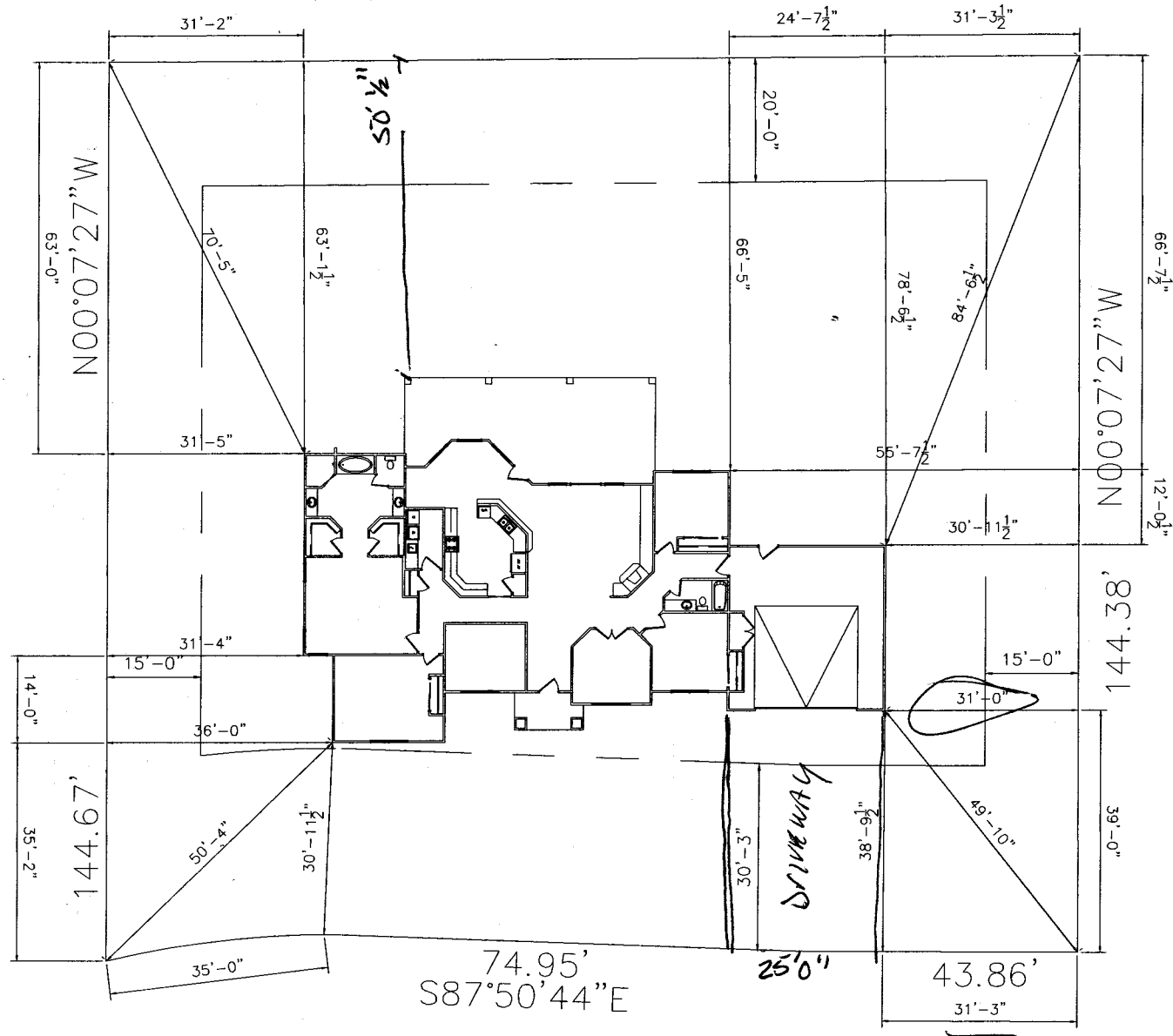
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 _____ Date 5-13-2004
 Department Approval [Signature] Date 5/20/04

| | | | |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>17276</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>5/20/04</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)



LOT 2
0.51 AC.

plc
W
5/13/04

ACCEPTED SLC 5/20/04
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.

ROSETTE COURT