

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

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

BLDG PERMIT NO. _____

Building Address 1300.00 2068 SPUR CROSS ROAD No. of Existing Bldgs 0 No. Proposed 1
Parcel No. 2947-151-52-008 (parent) Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3100
Subdivision INDEPENDENCE PARK Sq. Ft. of Lot / Parcel 14,505.48
Filing 11 Block 3 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3507

OWNER INFORMATION:

Name STUDEBAKER Homes, LLC
Address P.O. Box 4614
City / State / Zip GRAND JUNCTION, CO 81502

APPLICANT INFORMATION:

Name JARROD STUDEBAKER
Address 2700 G ROAD UNIT 124
City / State / Zip GRAND JUNCTION, CO 81506
Telephone 970-216-1463

DESCRIPTION OF WORK & INTENDED USE:

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

***TYPE OF HOME PROPOSED:**

- 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 PD Maximum coverage of lot by structures 35%
SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES X NO _____
Side 10' from PL Rear 20' from PL Parking Requirement 2
Maximum Height of Structure(s) 32' Special Conditions Approval Letter from
Voting District A Driveway Location Approval MLC Engineer required
(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 [Signature] Date 12/06/04
Department Approval NA Bobbio Paulsen Date 12/8/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17763</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/8/04</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)

