

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 2625 Wisteria Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION ~~3528~~ 2528

TAX SCHEDULE NO. 2701-353-64-003 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION 2620 GRD. TOTAL SQ. FT. OF EXISTING & PROPOSED 2528

FILING 1 BLK 2 LOT 3

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Donnic & Tera Mitchell NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS _____

USE OF EXISTING BUILDINGS New Residence

(1) TELEPHONE 263-8722 DESCRIPTION OF WORK & INTENDED USE ✓

(2) APPLICANT Camelot Builders

TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 2814 Ridge Dr.

(2) TELEPHONE 201-1599

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 Rmf-5 Maximum coverage of lot by structures 60%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 25' from PL Parking Req't 2

Maximum Height 35' Special Conditions Engineered Foundation Required

CENSUS _____ TRAFFIC _____ ANNEX# _____

Foundation Under drain system required. B

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 10-5-04

Department Approval [Signature] Date 10/1/04

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/>	NO	W/O No. <u>17653</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/1/04</u>	

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

