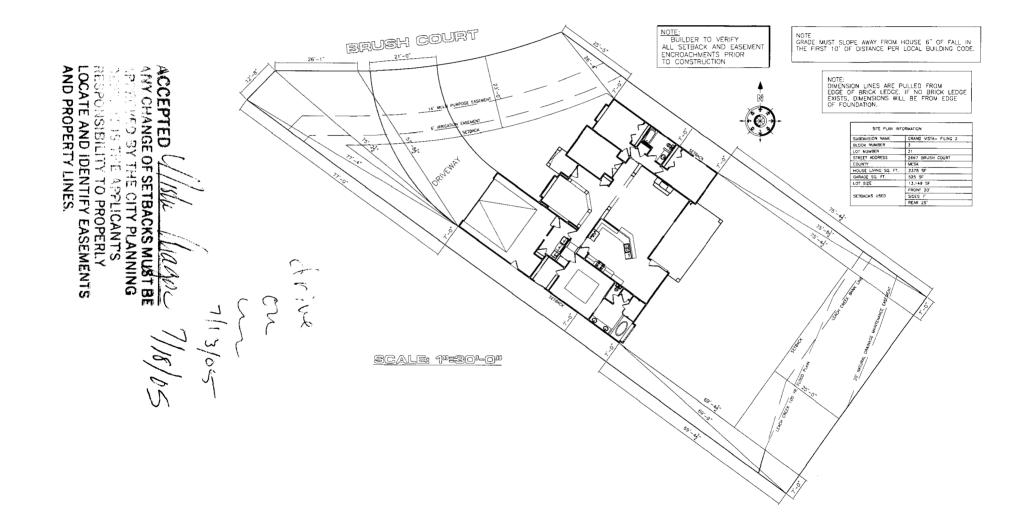
FEE \$ 10.00 PLANNING CLEA		
TCP \$ 100.00 (Single Family Residential and Accessory Structures)		
SIF \$ 392.00 Community Developme	nt Department	
Building Address 2667 Brush Court	No. of Existing Bldgs No. Proposed	
Parcel No. 2701 - 261 - 42 - 031	Sq. Ft. of Existing Bldgs Sq. Ft. Proposed	
Subdivision GRAND UISTA	Sq. Ft. of Lot / Parcel 13149	
Filing Block Lot	Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed)	
OWNER INFORMATION:	Height of Proposed Structure 35	
Name Thomas Home INC Address 921 25 Rd City/State/Zip GRd Jct Co 81505	DESCRIPTION OF WORK & INTENDED USE: New Single Family Home (*check type below) Interior Remodel Addition Other (please specify):	
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:	
Name <u>(744</u> /homas	Manufactured Home (HUD)	
Address 921 25 Rd	Other (please specify):	
City/State/Zip Grd Jet Co 81505NOTES:		
Telephone 261 - 1675		
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 COM	NUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE KSF-4	Maximum coverage of lot by structures	
SETBACKS: Front from property line (PL)	Permanent Foundation Required: YES $\dot{\chi}$ NO	
Side 7' from PL Rear 25' from PL	Parking Requirement2	
Maximum Height of Structure(s)	Special Conditions	
Voting District Driveway Location Approval (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 7/11/05	

Applicant Signature	Date 7/11/05
Department Approval_NA ///S/U //AAM	Date 7/18/05
Additional water and/or sever tap/fee(s) are required:	W/9 No. 18268
Utility Accounting	Pate 7 18 05

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)



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