

FEE \$ 10.00
 TCP \$ _____
 SIF \$ _____

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

under const subs
2099 G Rd

Building Address _____

No. of Existing Bldgs _____ No. Proposed _____

Parcel No. 2945-021-01-005

Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____

Subdivision Little Creek

Sq. Ft. of Lot / Parcel _____

Filing _____ Block _____ Lot _____

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

OWNER INFORMATION:

Name Debins Development Inc

DESCRIPTION OF WORK & INTENDED USE:

Address _____

New Single Family Home (*check type below)

City / State / Zip _____

Interior Remodel

Addition

Other (please specify): retaining wall - 6 ft in back of subdivision

APPLICANT INFORMATION:

Name Deep Creek Inc

***TYPE OF HOME PROPOSED:**

Address 840 23 1/2 Rd

Site Built

Manufactured Home (UBC)

City / State / Zip Grand Junction, CO

Manufactured Home (HUD)

Other (please specify): _____

Telephone 244-8708

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 RMF-5

Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL)

Permanent Foundation Required: YES _____ NO _____

Side _____ from PL Rear _____ from PL

Parking Requirement _____

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 [Signature]

Date 11/28/2005

Department Approval [Signature]

Date 11/29/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>retaining wall only</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/29/05</u>		

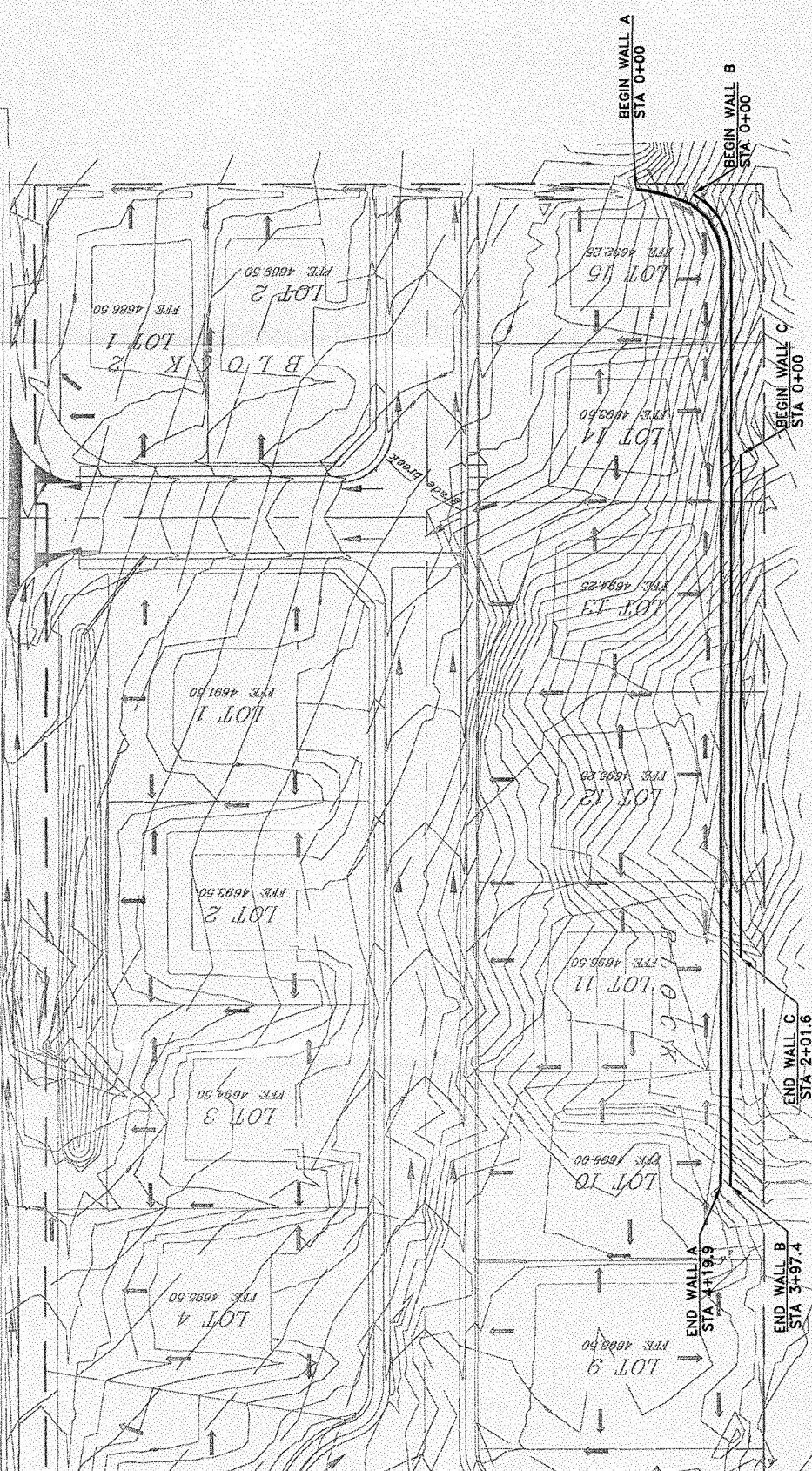
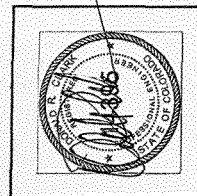
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

**LITTLE CREEK SUBDIVISION
SWC OF 27 AND G ROAD
GRAND JUNCTION, COLORADO**

PROJECT NO. 0505289

DESIGNED BY:	JHS
DRAWN BY:	WJR
FILE:	1/27-494
AS SHOWN:	
DATE:	11/15/2005

NO.	DATE	DESCRIPTION



SCALE
1"=30'