

FEE \$ 10.00
 TCP \$ 0
 SIF \$ 0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

63693-8369

Building Address 114 HILLCREST
 Parcel No. 2945-112-15-003
 Subdivision Hillcrest Manor
 Filing _____ Block 1 Lot 14

No. of Existing Bldgs 2 No. Proposed 2
 Sq. Ft. of Existing Bldgs 2060 HOUSE Sq. Ft. Proposed 1027
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 22 FEET

OWNER INFORMATION:

Name JONATHAN & ERICA ENG
 Address 114 HILLCREST
 City / State / Zip GRAND JCT. CO

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name GRAND RIVER HOMES
 Address 912 24 1/4 RD.
 City / State / Zip GRAND JCT CO 81505
 Telephone BOB LASATER 901-8561

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: BUILDINGS INCL. HOUSE &

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 RSF-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20'/25' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 7'/3' from PL Rear 25'/5' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' 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).

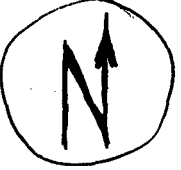
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 8-9-05

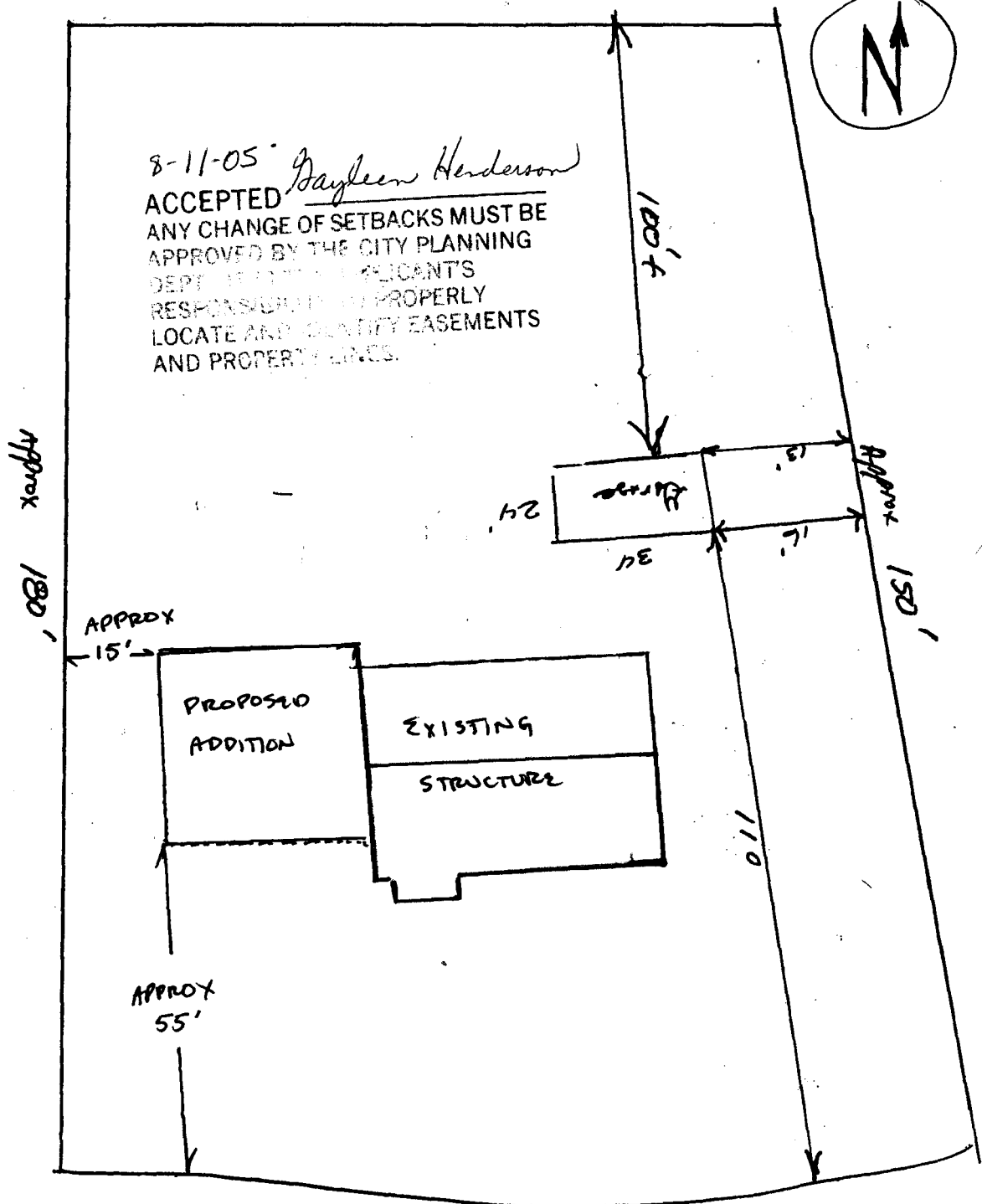
Department Approval Gayleen Henderson Date 8-11-05

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Personal use only will not out or bldg quarters</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>8/17/05</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)



8-11-05
ACCEPTED Dayleen Henderson
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.



Hillcrest Ave