

FEE \$ <u>10.00</u>
TCP \$ <u>—</u>
SIF \$ <u>—</u>

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

BLDG PERMIT NO. _____

Building Address 2977 Mesa Crest Place No. of Existing Bldgs 1 No. Proposed 0
 Parcel No. 2943-294-18-008 Sq. Ft. of Existing Bldgs 2647 Sq. Ft. Proposed 347
 Subdivision Chipeta Pines Sq. Ft. of Lot / Parcel 12660
 Filing _____ Block 2 Lot 8 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3375
 Height of Proposed Structure 14'-6"

OWNER INFORMATION:

Name Mike + Donna Buffa
 Address 2977 mesa Crest Place
 City / State / Zip Grand Junction, Co 81503

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Serra Construction
 Address 2529 Grand Overlook Drive
 City / State / Zip Grand Junction, Co 81503
 Telephone (970)243-3730

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

NOTES: Family room addition to existing home
OCT 19 2005

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 PR Maximum coverage of lot by structures _____
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 15' from PL Rear 15' from PL Parking Requirement _____
 Maximum Height of Structure(s) _____ Special Conditions ACC approval
 Voting District _____ Driveway Location Approval N/A
 (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 10/14/05
 Department Approval [Signature] Date 10-19-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>10/19/05</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)

