

FEE \$ 10.00
 TCP \$ 1500.00
 SIF \$ 292.00

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)
Community Development Department

Modoc St.

Building Address 467 ~~Modock~~
 Parcel No. 2943-162-00-114
 Subdivision Prairie View
 Filing 1 Block 2 Lot 7

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1424
 Sq. Ft. of Lot / Parcel 6905
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 18'

OWNER INFORMATION:

Name Ben Reiner
 Address 2814 Ridge Dr.
 City / State / Zip G.I. CO. 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Camelot Builders
 Address 2814 Ridge Dr.
 City / State / Zip G.I. CO. 81506
 Telephone 201-1599

***TYPE OF HOME PROPOSED:**

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

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
 SETBACKS: Front 20' from property line (PL)
 Side 5' from PL Rear 25' from PL
 Maximum Height of Structure(s) 35'
 Voting District C Driveway Location Approval _____
 (Engineer's Initials)

Maximum coverage of lot by structures 60%
 Permanent Foundation Required: YES NO
 Parking Requirement 2
 Special Conditions Eng foundation reqd not required per Rick Dorris / #14

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 10-26-05
 Department Approval [Signature] Date 10-27-05

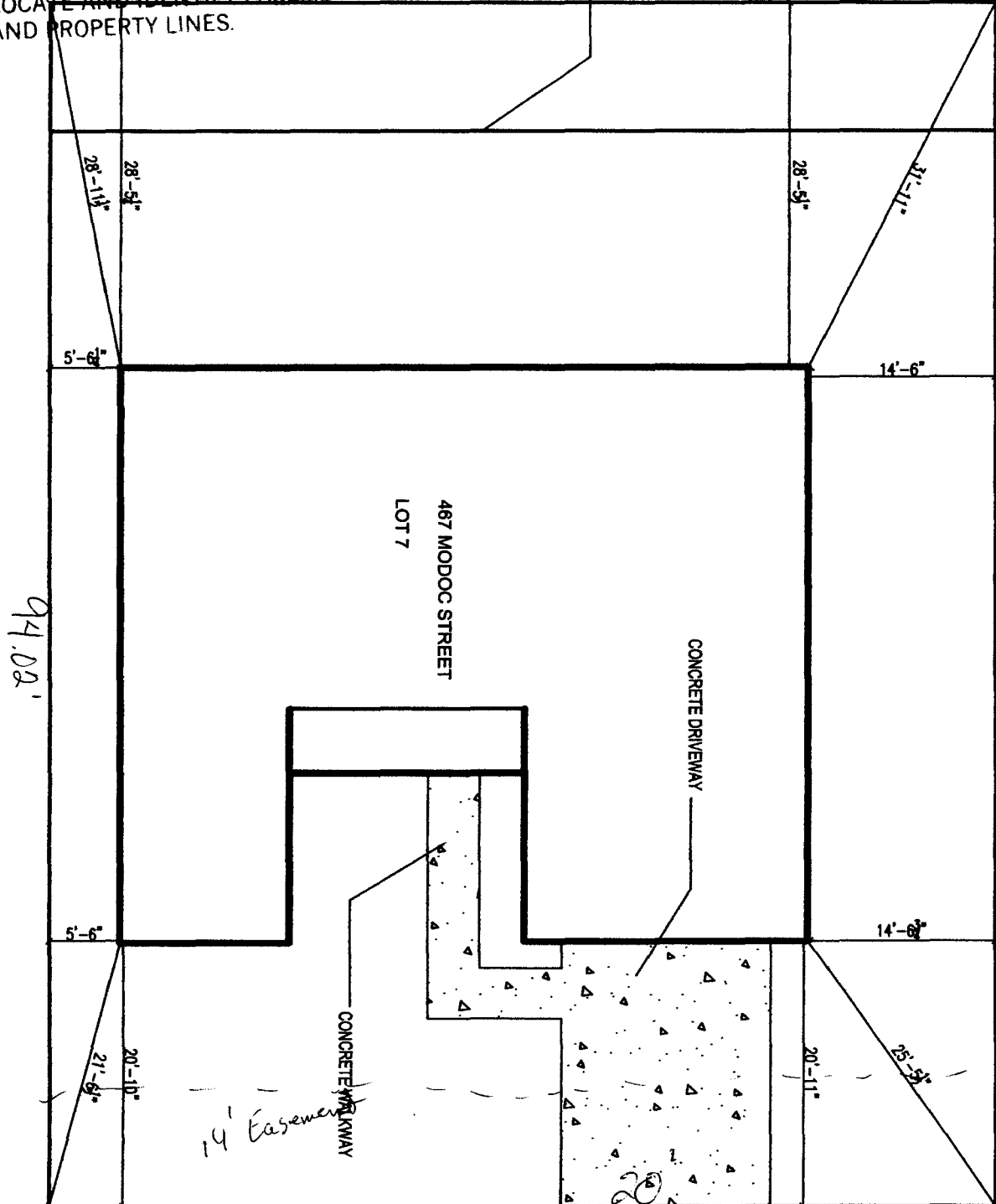
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 18523
 Utility Accounting [Signature] Date 10/27/05

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)

ACCEPTED *Mistic Magon 10/27/05*
 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.

10' PRIVATE DRAINAGE AND IRRIGATION EASEMENT

73.40'



MODOC STREET *DRIVE OK 10/27/05*

A1	SCALE: 1/2"=1'
	DATE ACCEPTED: 10-27-05
	ACCEPTED BY: BEN REINER
	REVISION DATE: 10-27-05
DRAWN BY: BIG BRYAN	

467 MODOC ST. PLAT PLAN
 ADDRESS
 CITY, STATE, ZIPCODE

ADV. DRAFTING TECH. & DESIGN TEAM BY B. GISNER