

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 321 Mt View
 Parcel No. 2945-244-09-012
 Subdivision Kelley
 Filing - Block 1 Lot 7

No. of Existing Bldgs 2 No. Proposed 1
 Sq. Ft. of Existing Bldgs 174 Sq. Ft. Proposed 1160
 Sq. Ft. of Lot / Parcel 13,000
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1304
 Height of Proposed Structure 14'

OWNER INFORMATION:

Name Benny + Agnes Sandoval
 Address P.O. Box 3035
 City / State / Zip Eagle CO 81631

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Golden Villa Homes
 Address 2475 Hwy 6 + 50
 City / State / Zip Grand Junction CO 81505
 Telephone 970-245-9039

***TYPE OF HOME PROPOSED:**

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

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 <u>RMF-5</u>	Maximum coverage of lot by structures <u>60%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____		
Voting District <u>E</u>	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).

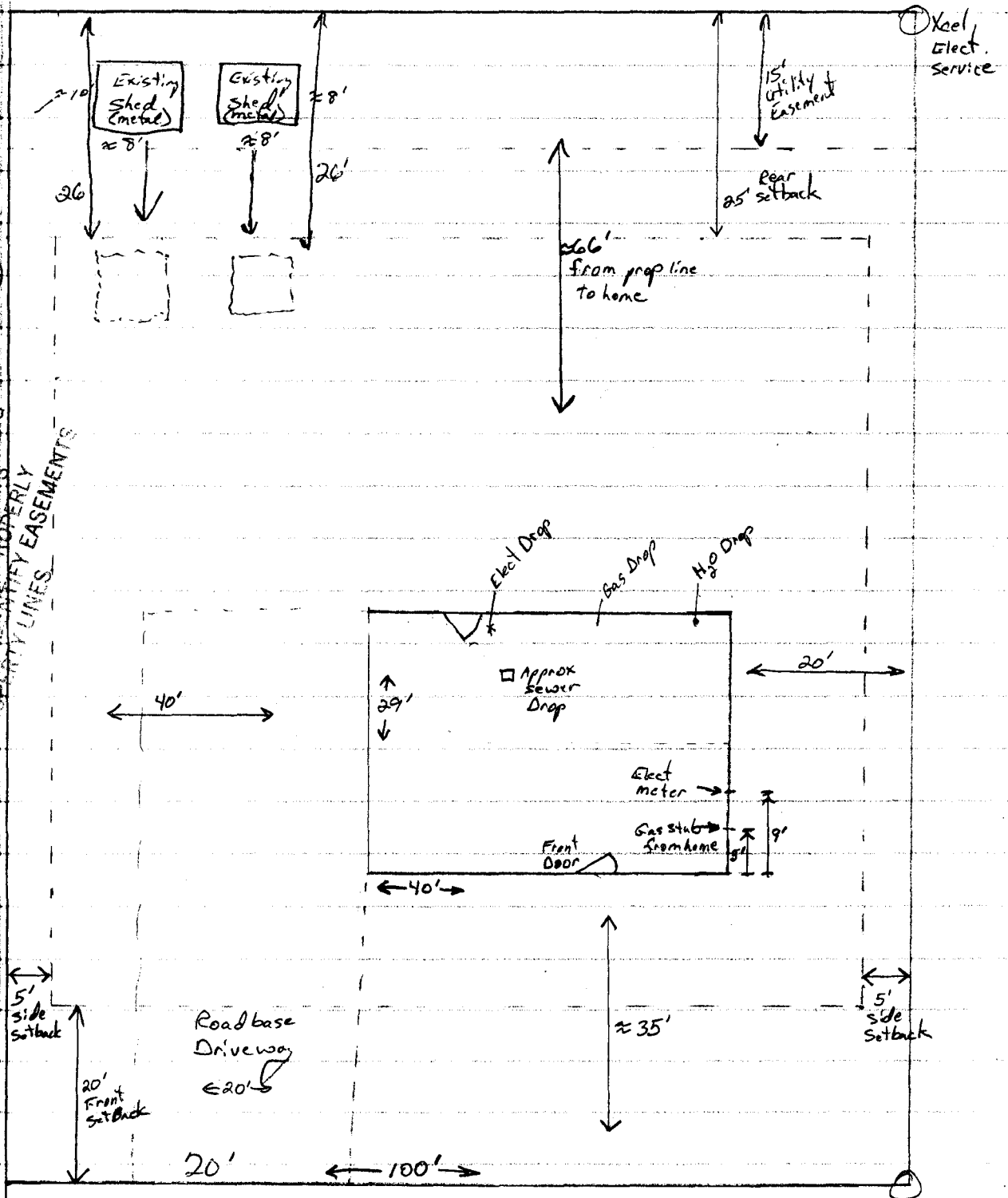
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 2-24-05
 Department Approval [Signature] Date 2/24/05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. _____
Utility Accounting <u>[Signature]</u> Date <u>2/24/05</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)

Sandoval



UNIFIED
 City of
 SETBACKS MUST BE
 THE CITY PLANNING
 DEPARTMENT
 AND APPLICANTS
 MUST PROPERLY
 IDENTIFY EASEMENTS
 AND UTILITY LINES
 2/24/05

DRIVE OK
 4/ 2/24/05

Mountain View St. (Asphalt)