

FEE: \$ 5.00
TCP \$ 0
SIF \$ 0

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

84538 - 8314

Building Address 2583 Music Lane No. of Existing Bldgs 1 No. Proposed 0  
 Parcel No. 2945-034-02-001 Sq. Ft. of Existing Bldgs 2213 Sq. Ft. Proposed 568  
 Subdivision Harwood-Tolman Sq. Ft. of Lot / Parcel 37,288  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4,525  
 Height of Proposed Structure 11'6"

**OWNER INFORMATION:**

Name Stephen Meyer/Elizabeth Waters  
 Address 2583 Music Lane  
 City / State / Zip Grand Junction, CO 81505

**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: Kitchen  
interior remodel only

**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-1 Maximum coverage of lot by structures 20%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side 15' from PL Rear 30' from PL Parking Requirement \_\_\_\_\_  
 Maximum Height of Structure(s) 35' Special Conditions interior remodel only  
 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 10/26/05  
 Department Approval [Signature] Date 10-26-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>10/26/05</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>10/26/05</u> <u>NO SUCH</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)



