

FEE \$	<u>0</u>
TCP \$	<u>—</u>
SIF \$	<u>—</u>

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

BLDG PERMIT NO. _____

Building Address 266 1/2 E Parkview DR No. of Existing Bldgs 2 No. Proposed 0
 Parcel No. 2945-252-20-006 Sq. Ft. of Existing Bldgs 2799 Sq. Ft. Proposed 0
 Subdivision Parkview Sq. Ft. of Lot / Parcel 0218
 Filing _____ Block 5 Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Allan W Roby
 Address 266 1/2 E Parkview DR
 City / State / Zip Grand Jct CO 81503

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

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / Zip _____
 Telephone _____

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

NOTES: Want Rec Area in the Detached Garage

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-8 Maximum coverage of lot by structures 7090
 SETBACKS: Front 20/25' from property line (PL) Permanent Foundation Required: YES — NO —
 Side 5/3' from PL Rear 10/5' from PL Parking Requirement —
 Maximum Height of Structure(s) 35' Special Conditions NA
 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).

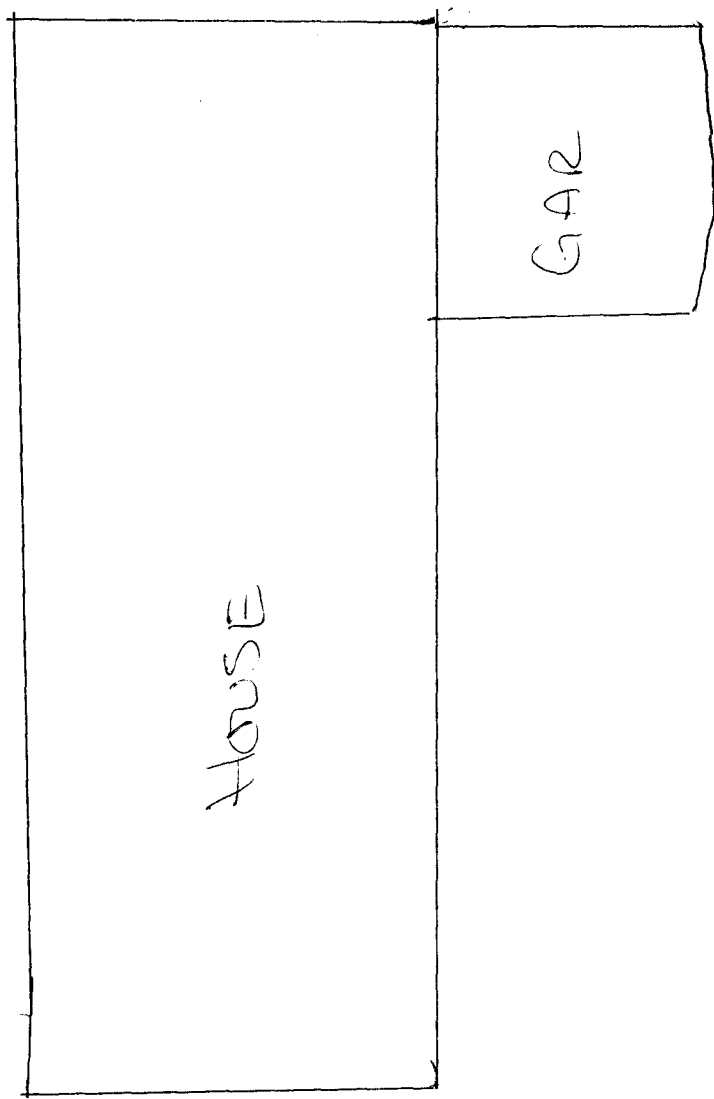
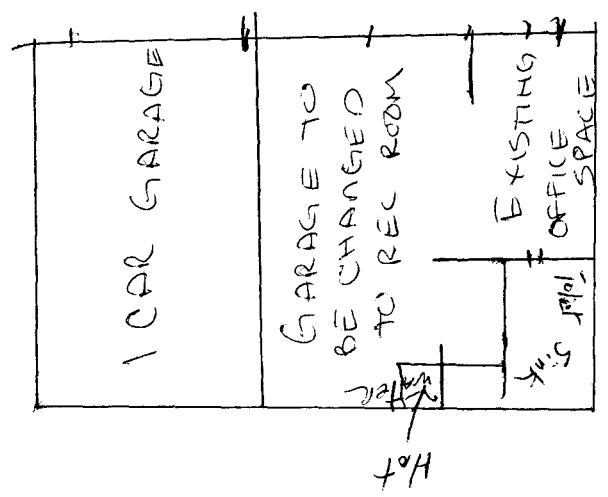
Applicant Signature Allan W Roby Date Dec 14, 05
 Department Approval Kenny Galdes Date 12-14-05

Additional water (and/or sewer tap fee(s)) are required: YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/> W/O No: _____
Utility Accounting: <u>[Signature]</u> Date <u>12/14/05</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)

27 1/2 RD

12-14-05
 ACCEPTED *K. Valdez*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE PLANNING
 DEPARTMENT. THE APPLICANT'S
 RESPONSIBILITY IS TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



E. PARKVIEW DR