

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. _____

93562-47072
 Building Address 2600 Partridge Ct.
 Parcel No. 2701 35261001
 Subdivision Partridge Farms
 Filing 1 Block 1 Lot 1

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 3400 Sq. Ft. Proposed 1303
 Sq. Ft. of Lot / Parcel 1.15 AC.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4703
 Height of Proposed Structure 21'

OWNER INFORMATION:

Name Erik Payne
 Address 2600 Partridge Ct.
 City / State / Zip Grand Jct, CO 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name R&D Quality Builders, LLC
 Address 880 20 Rd.
 City / State / Zip Fruita, CO 81521
 Telephone 234-0717 858-0717

***TYPE OF HOME PROPOSED:**

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

NOTES: Personal use 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 PD Maximum coverage of lot by structures _____
 SETBACKS: Front 100' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 25' from PL Rear 50' from PL Parking Requirement 2
 Maximum Height of Structure(s) _____ Special Conditions _____
 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 6-29-05
 Department Approval [Signature] Date 6/30/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No chgin use</u>
Utility Accounting	<u>[Signature]</u>		Date <u>7/11/05</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)

