

FEE \$ 10.00
 TCP \$ 1000.00
 SIF \$ 292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO.

Building Address 2075 Rain dance Ct.
 Parcel No. 2947-151-53-003
 Subdivision Independence Ranch
 Filing 11 Block 1 Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 4300
 Sq. Ft. of Lot / Parcel 18000
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 0,000
 Height of Proposed Structure 20 ft.

OWNER INFORMATION:

Name Cory Hoeker
 Address 10509 Jaguar Point
 City / State / Zip Littleton, CO 80124

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Mike Zagrzebski
 Address 695 25 Rd.
 City / State / Zip Grand Jct, CO 81505
 Telephone (970) 260-9808

***TYPE OF HOME PROPOSED:**

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

NOTES: PAYD

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 about the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD Maximum coverage of lot by structures 35%
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES NO
 Side 10' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 32' Special Conditions site specific geotechnical investigation req'd, see plat; Eng'd foundation req'd *Arrestion*
 Voting District "A" Driveway Location Approval UM (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 Nov 2, 05
 Department Approval [Signature] Date 11-10-05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 18550
 Utility Accounting [Signature] Date 11/10/05

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)

