

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 2065 Spur Cross  
 Parcel No. 2947-151-54003  
 Subdivision Independence Ranch  
 Filing 11 Block 2 Lot 3

No. of Existing Bldgs 1 No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing Bldgs 1 Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel + 3 Acre  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2550  
 Height of Proposed Structure 18+-

**OWNER INFORMATION:**

Name Bennett Const  
 Address 687 Crescent. Pl  
 City / State / Zip GJ. Co 85003

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Harry Bennett  
 Address \_\_\_\_\_  
 City / State / Zip Sam \*  
 Telephone 241-0785

**\*TYPE OF HOME PROPOSED:**

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

NOTES: \_\_\_\_\_

**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>PD</u>	Maximum coverage of lot by structures <u>35%</u>		
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>10'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>32'</u>	Special Conditions <u>Engineered foundation</u>		
Voting District <u>A</u>	Driveway Location Approval <u>RAT</u>	<u>required, reference CBS note on plot</u>	
	(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 \_\_\_\_\_ Date 10-25-05

Department Approval [Signature] Date 10/27/05

Additional water and/or sewer tap fee(s) are required.	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18519</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/27/05</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)

