

FEE \$	16.00
TCP \$	1500.00
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

PERMIT NO. _____

Building Address 2925 Sylvia Lane
~~1008 Sneider Place~~ No. of Existing Bldgs 0 No. Proposed 1
Parcel No. 2443-653-77-616 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 4,869
Subdivision Forest Estates Sq. Ft. of Lot / Parcel 8,126.97
Filing 1 Block _____ Lot 16 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) 3,215.28
Height of Proposed Structure 19'

OWNER INFORMATION:

Name Grand Mesa Homes Inc
Address 2482 Commerce Blvd
City / State / Zip Grand Jct. Co 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Grand Mesa Homes Inc
Address 2482 Commerce Blvd
City / State / Zip Grand Jct. CO
Telephone 255-6520

***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>RMF-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>D</u> Driveway Location Approval <u>RAJ</u> (Engineer's Initials)	DEC 28 2005

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 Jack Johnson GMH Date 12-27-05
Department Approval NA Gayleen Henderson Date 12-28-05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>18706</u>
Utility Accounting <u>(Benseley)</u>	Date <u>12/28/05</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)

