

EEE \$ 10.00
 TCP \$ 1500.00
 SIF \$ 292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 678 Tahoe Circle No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-031-70-005 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3200
 Subdivision Valley meadows North Sq. Ft. of Lot / Parcel 11840
 Filing _____ Block 5 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4486
 Height of Proposed Structure 30'

OWNER INFORMATION:

Name Brent Butler
 Address 672833 B⁴/₁₀ Rd
 City / State / Zip GT CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Brent Butler
 Address 2833 B⁴/₁₀ Rd
 City / State / Zip GT CO 81507
 Telephone 970 261 5183

***TYPE OF HOME PROPOSED:**

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

NOTES: Porch with bonus over 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 <u>R8F-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>7'</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 _____	Driveway Location Approval <u>RAJ</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 Brent Butler Date 11/23/05
 Department Approval NA Clishe Date 11-28-05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>18598</u>
Utility Accounting <u>CMC</u>	Date <u>11/28/05</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)

Site Plan

Butner Home
678 Tahoe Circle

Valley Meadows North Sub
Filing 1 Block 3 Lot 5

103.41'

10' Irrigation Easement

ACCEPTED *NA Ashu Aragon* 11-28-05
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

89'-4 15/16"

proposed home

114.50'

69'-6"

69'-6"

114.50'

18'-6"

89'-4 15/16"

7'

Concrete Drive

14' Multipurpose Easement

20'-3"

32'

103.41'

Tahoe Circle

*Drive OK
RAD
11-23-09*