

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

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

BLDG PERMIT NO. _____

Building Address 373 1/4 Tahoe Circle
 Parcel No. 2945-031-69-000
 Subdivision Valley Meadows North
 Filing _____ Block Tract Lot A

No. of Existing Bldgs _____ No. Proposed _____
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2457
 Height of Proposed Structure 4

OWNER INFORMATION:

Name Just Companies Inc
 Address 2505 Foresight Circle #A
 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): Pump Location

APPLICANT INFORMATION:

Name Rex Phelps
 Address 357 29 1/2 Rd.
 City / State / Zip Grand Jct. Co. 81504
 Telephone 970-243-1671

***TYPE OF HOME PROPOSED:**

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

NOTES: irrigation pump house
irrigation water history
water for open space

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 RSE-4 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side _____ from PL Rear _____ from PL Parking Requirement N/A
 Maximum Height of Structure(s) _____ Special Conditions pumphouse
 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 Rex Phelps Date 7/13/05
 Department Approval C. Jay Hall Date 7/13/05

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>pumphouse only</u>
Utility Accounting	<u>CH</u>	Date	<u>7-13-05</u> for irrigation for open space

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)

