

FEE \$ 10.00
TCP \$ 1500.00
SIF \$ 292.00

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

BLDG PERMIT NO. _____

Building Address 454 WHITETAIL LN.
 Parcel No. 2947-271-12-025
 Subdivision THE SEASONS - TIARA ROAD
 Filing 4 Block _____ Lot 25

No. of Existing Bldgs N/A No. Proposed 1
 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 3000
 Sq. Ft. of Lot / Parcel 9493 #
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name LARRY & JOSEPHINE GODDARD
 Address _____
 City / State / Zip _____

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name DAVID HOFFMAN
 Address 3755 HORIZON GLEN CT.
 City / State / Zip GRAND JCT. CO. 81506
 Telephone 970-250-9558

***TYPE OF HOME PROPOSED:**

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

NOTES: _____

DATED
 OCT 20 2005
 TB

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 PD Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 15' from PL Rear 20' from PL Parking Requirement 2
 Maximum Height of Structure(s) 26' Special Conditions _____
 Voting District A Driveway Location Approval RAD
 (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).

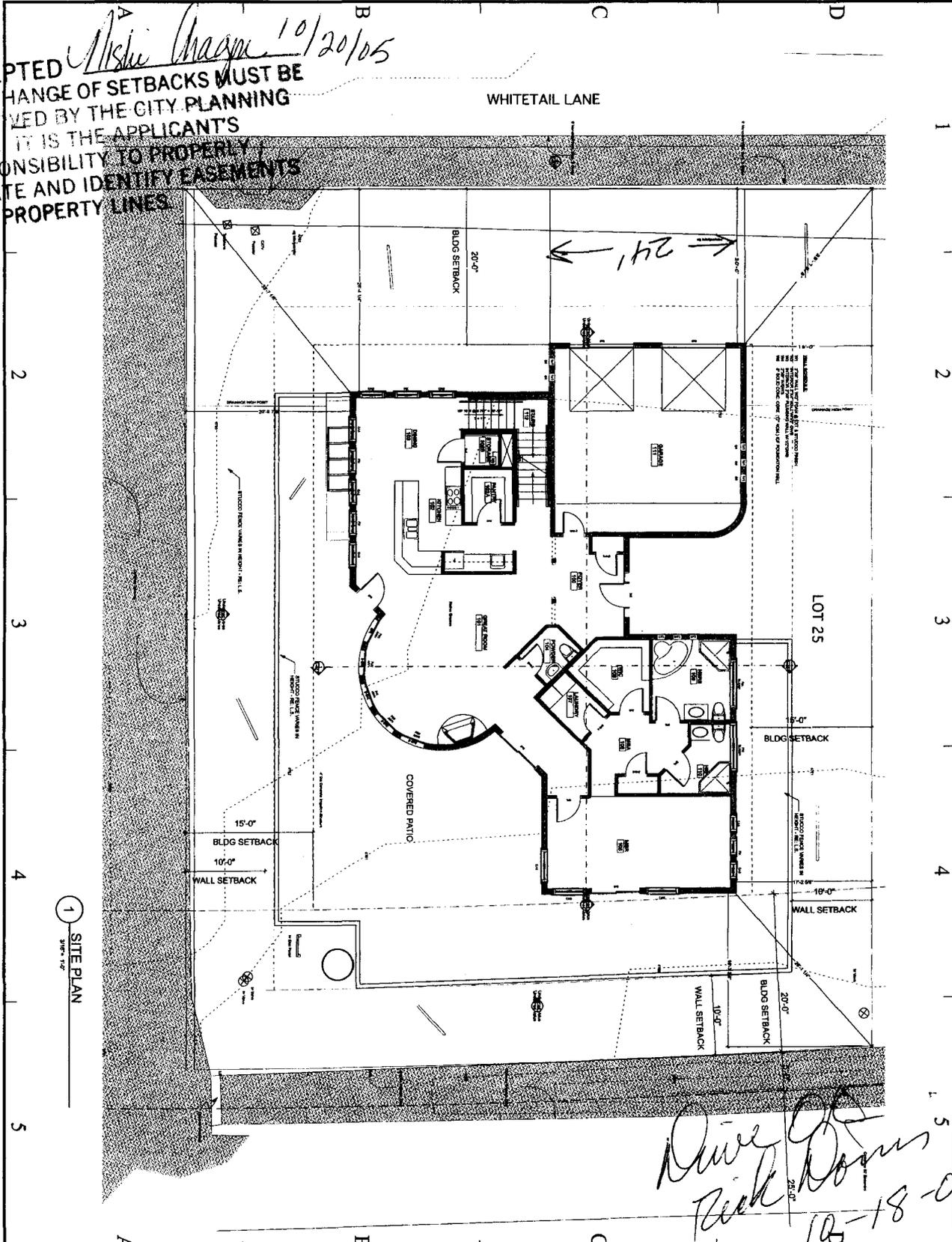
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature David Hoffman Date _____
 Department Approval [Signature] Date 10-20-05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18500</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/20/05</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)

ACCEPTED *Misti Chapman 10/20/05*
 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.



Drive to Rock House 10-18-05

SHEET 3 AS•101 OF 10	SITE PLAN	PROJECT NO. 06001	DRAWN BY: NEW	CHECKED BY: NEW	CONSULTANT: ARCHITECTURE & PLANNING, P.C. 2704 COMMERCE DR. GRAND JUNCTION, CO 81502
		MARK: DATE DESCRIPTION 11/03/05 NEW DWG	GODDARD RESIDENCE Lot 25, Whitetail Drive, The Seasons Grand Junction Colorado 81503		CONSULTANTS: