

739 25-41585

FEE \$	10.00
TCP \$	—
SIF \$	—

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 625 2 1/2 Rd
 Parcel No. 2945 013 15 978
 Subdivision The Commons
 Filing _____ Block _____ Lot 1

No. of Existing Bldgs 1 No. Proposed 2
 Sq. Ft. of Existing Bldgs 45993 Sq. Ft. Proposed 336
 Sq. Ft. of Lot / Parcel 7.3 ac
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure NA / PD

OWNER INFORMATION:

Name Hilltop Health Svcs Corp
 Address 1313 Hermosa
 City / State / Zip GT CO 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name same
 Address _____
 City / State / Zip _____
 Telephone _____

*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 PD Maximum coverage of lot by structures NA
 SETBACKS: Front _____ from property line (PL) Per Plan Permanent Foundation Required: YES _____ NO _____
 Side _____ from PL Rear _____ from PL Parking Requirement _____
 Maximum Height of Structure(s) _____ Special Conditions NO changes
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials) sewer / water

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).

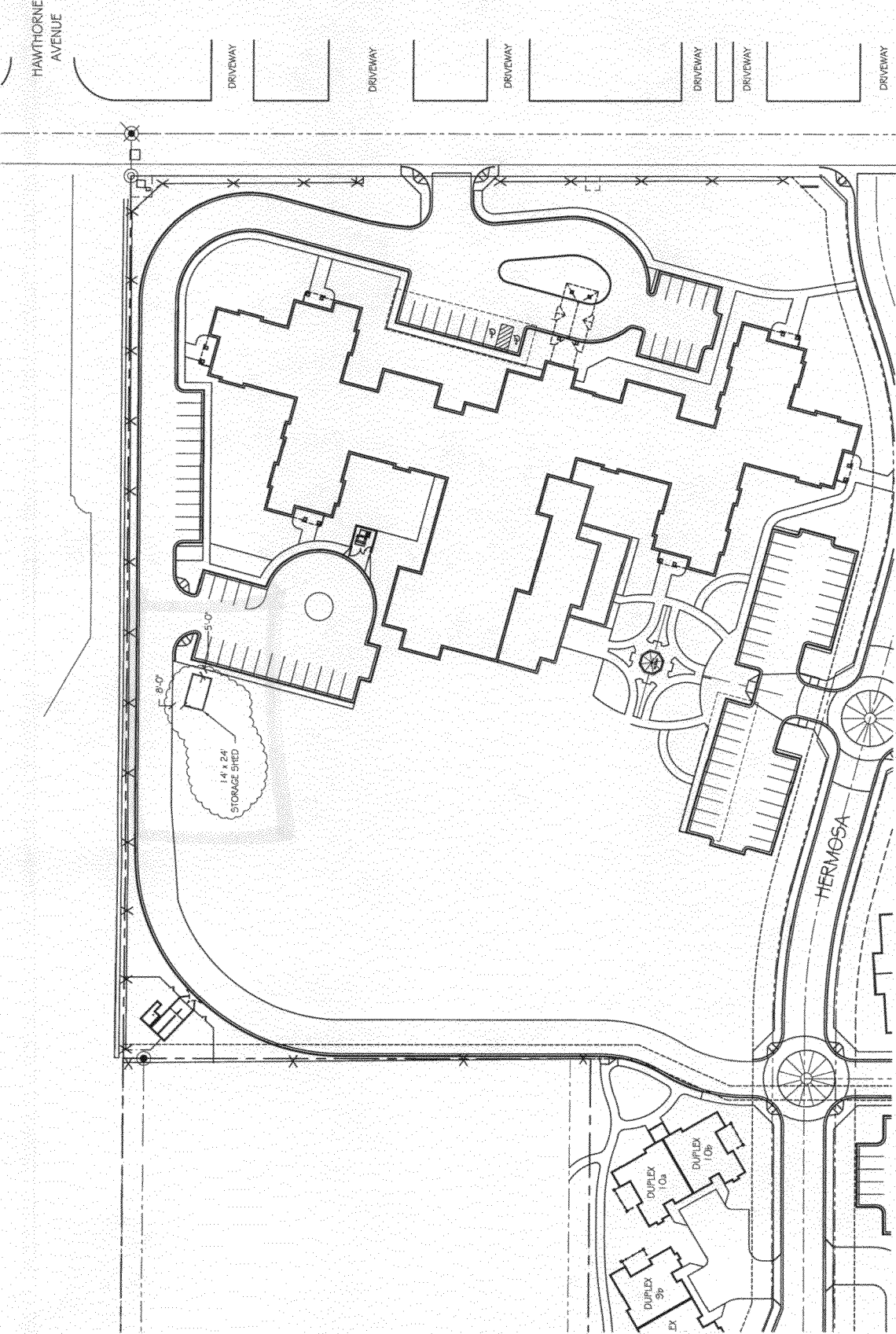
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 11/8/06
 Department Approval [Signature] Date 11/8/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>11-8-06</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)

patrick davis associates, a.i.a. architecture ♦ planning	FCI Constructors Inc. 3070 170-B, BLDG A Grand Junction, CO 81504 (970) 434-9093
245 so. cascade montrose, co 81401 phone (970) 249-5404 fax (970) 249-2768	



ACCEPTED *KKA 11/8/06*
 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.

1 HILLTOP COMMONS MASTER PLAN STORAGE SHED
 SCALE: NONE



N

