

FEE \$	10
TCP \$	1539
SIF \$	460

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 3084 Aberdeen

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2943-161-98-015

Sq. Ft. of Existing Bldgs — Sq. Ft. Proposed 2,353

Subdivision Dakota West

Sq. Ft. of Lot / Parcel 6,851

Filing 1 Block 1 Lot 14

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3029.5

**OWNER INFORMATION:**

Height of Proposed Structure 28.5 Ft

Name Kiva Development

**DESCRIPTION OF WORK & INTENDED USE:**

Address 219 1/2 Dream St.

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

City / State / Zip Grand Junction CO 81503

**APPLICANT INFORMATION:**

**\*TYPE OF HOME PROPOSED:**

Name John Stokes

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

Address 219 1/2 Dream St.

City / State / Zip Grand Junction CO 81503 NOTES: \_\_\_\_\_

Telephone (970) 778-6855

**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 RmF-5

Maximum coverage of lot by structures 60%

SETBACKS: Front 20' from property line (PL)

Permanent Foundation Required: YES X NO \_\_\_\_\_

Side 5' from PL Rear 25' from PL

Parking Requirement 2

Maximum Height of Structure(s) 35'

Special Conditions Eng. report required

Voting District C 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 [Signature] Date 1/27/06

Department Approval [Signature] Date 1-30-06

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>18796</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/30/06</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)

