

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

FEE \$ 10.00  
TCP \$ 1539.00  
SIF \$ ~~2000~~

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
Community Development Department

Building Address 4600.00 2833 Adrian Ct.  
Parcel No. TBD 2943-192-00-163  
Subdivision Summer Glen  
Filing \_\_\_\_\_ Block 5 Lot 22

No. of Existing Bldgs 0 No. Proposed 1  
Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1116  
Sq. Ft. of Lot / Parcel 5453  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1116  
Height of Proposed Structure \_\_\_\_\_

### OWNER INFORMATION:

Name Darter LLC  
Address 786 Valley Ct.  
City / State / Zip GJ CO 81504

### DESCRIPTION OF WORK & INTENDED USE:

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

### APPLICANT INFORMATION:

Name Grace Homes  
Address 786 Valley Ct.  
City / State / Zip GJ CO 81504  
Telephone 523-5555

### \*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 <u>RMF-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>E</u>	Driveway Location Approval <u>KAD</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 [Signature] - Agent Date 1/3/06

Department Approval [Signature] Date 1-13-06

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>8750</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/13/06</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)

