

FEE \$	10.00
TCP \$	1539.00
SIF \$	400.00

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

BLDG PERMIT NO. _____

Building Address 442 ATHENS WAY No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-183-12-007 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3100
 Subdivision RENAISSANCE IN THE RED Sq. Ft. of Lot / Parcel .25 AC (10,729 SF)
 Filing 2 Block 2 Lot 7 ^{LANDS}
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 5,000 SF
 Height of Proposed Structure _____

OWNER INFORMATION:

Name PRUETT HOMES LLC
 Address 3310 C RD
 City / State / Zip PALISADE, CO 81526

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

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 <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>All houses to be on</u>		
Voting District <u>A</u>	Driveway Location Approval <u>RAD</u>	<u>engineered foundations.</u>	
<small>(Engineer's Initials)</small>			

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 1/12/06
 Department Approval NA Kathy Valdez Date 1/31/06

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="radio"/> YES	<input type="radio"/> NO	W/O No. <u>18807</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/31/06</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)

