

FEE \$ <u>10.00</u>
TCP \$ <u>1534.00</u>
SIF \$ <u>460.00</u>

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

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

Building Address 2209 Avenal Ct

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2945-183-16-001

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2296

Subdivision Redlands Grove

Sq. Ft. of Lot / Parcel 9071

Filing 1 Block 1 Lot 1

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

**OWNER INFORMATION:**

Height of Proposed Structure 20'

Name Infinity Builders

**DESCRIPTION OF WORK & INTENDED USE:**

Address 3202 North Ave #164

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

City / State / Zip Grand Jct. CO 81501

**APPLICANT INFORMATION:**

**\*TYPE OF HOME PROPOSED:**

Name owner

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

Address \_\_\_\_\_

City / State / Zip \_\_\_\_\_

NOTES: \_\_\_\_\_

Telephone 248-9708

**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 RSF-4

Maximum coverage of lot by structures 50%

SETBACKS: Front 20' from property line (PL)

Permanent Foundation Required: YES X NO 2

Side 7' from PL Rear 25' from PL

Parking Requirement 2

Maximum Height of Structure(s) 35'

Special Conditions Engineered foundation

Voting District A Driveway Location Approval [Signature]

required

(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 Melanie Horn Date 2-16-06

Department Approval [Signature] Date 2/28/06

Additional water and/or sewer tap fee(s) are required:  YES  NO W/O No. 18868

Utility Accounting [Signature] Date 2/28/06

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)

