

FEE \$	1000
TCP \$	1539.00
SIF \$	460.00

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

BLDG PERMIT NO. _____

Building Address 462 Bismark st
 Parcel No. 2943-161-98-009
 Subdivision Dakota West
 Filing _____ Block 5 Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2531
 Sq. Ft. of Lot / Parcel 0.18 AC
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3963
 Height of Proposed Structure 10' 3/8"

OWNER INFORMATION:

Name Austine + Augusta Design
 Address 2441 Bella Pago Dr
 City / State / Zip Co. J. CO 81503

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

APPLICANT INFORMATION:

Name Austine Augusta Design
 Address 2441 Bella Pago Dr
 City / State / Zip Co. J. CO 81503
 Telephone 970-243-1985

*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 DEVELOPEMENT DEPARTMENT STAFF	
ZONE <u>RMF-5</u>	Maximum coverage of lot by structures <u>60</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5/3</u> from PL Rear <u>25/5</u> from PL	Parking Requirement <input checked="" type="checkbox"/>
Maximum Height of Structure(s) <u>35</u>	Special Conditions <u>Requires foundation saturation report</u>
Voting District <u>C</u> Driveway Location Approval <u>PAH</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] Date 5-2-06
 Department Approval WBS/Althea Chagnon Bayless-Hendon Date 5-10-06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>19074</u>
Utility Accounting <u>Kate C. Stenberg</u> Date <u>5/10/06</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)

