

FEE \$	10.00
TCP \$	1539.00
SIF \$	460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 302 Cedar St
 Parcel No. 2915-243-00-259
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs None No. Proposed 1
 Sq. Ft. of Existing Bldgs None Sq. Ft. Proposed 4,792
 Sq. Ft. of Lot / Parcel 8,250
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4,792
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Steve & Jan Bonnell Unitrust
 Address 3878 Kannah Creek
 City / State / Zip Whitewater, CO 81627

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

APPLICANT INFORMATION:

Name Same As Above
 Address _____
 City / State / Zip _____
 Telephone 970-241-1941

*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 _____	Driveway Location Approval _____ (Engineer's Initials)

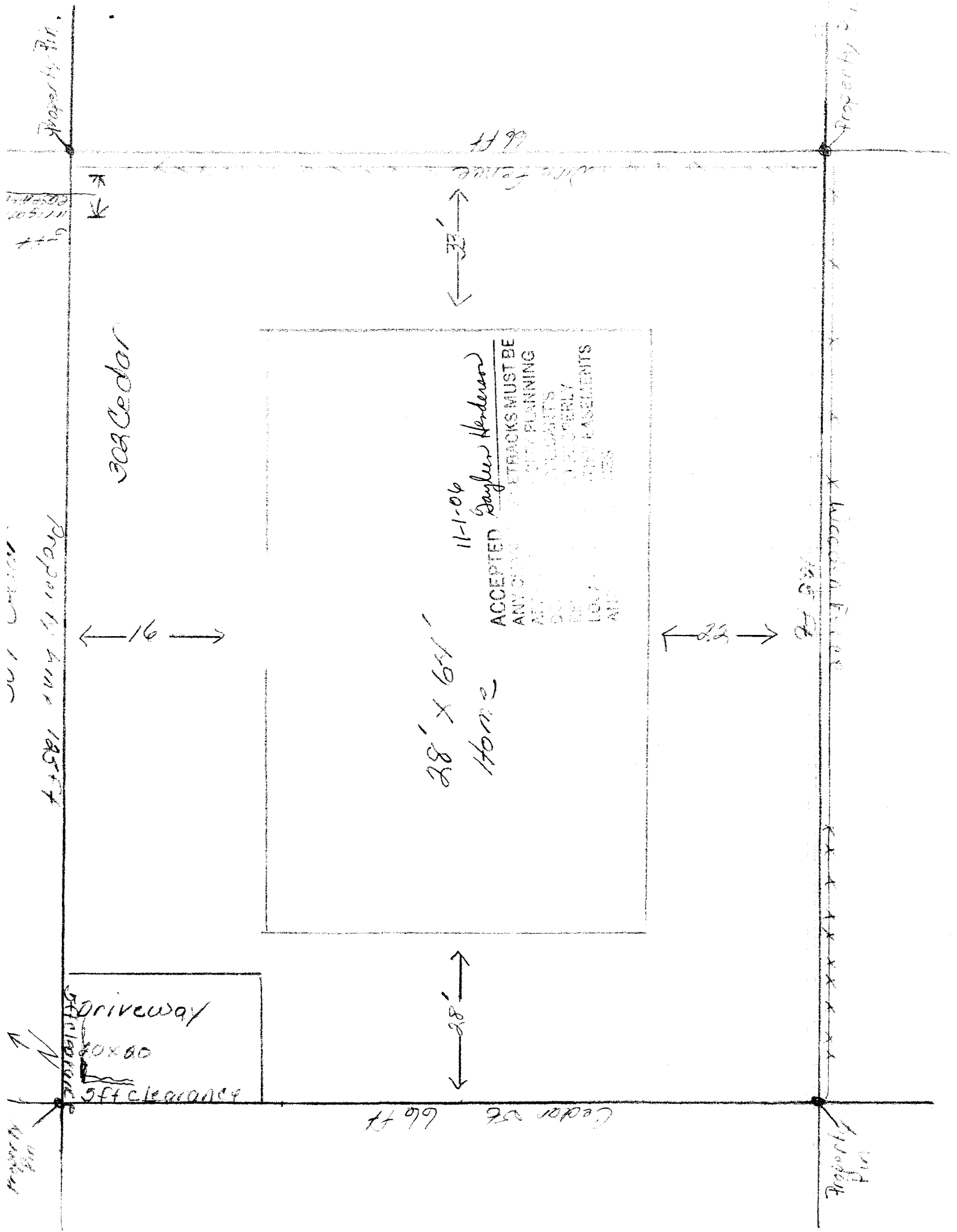
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Steve P. Bonnell Date 11-1-06
 Department Approval Bayleen Henderson Date 11-1-06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>WO # 19636</u>
Utility Accounting <u>(circled)</u>	Date <u>11/1/06</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)



Property Line

Property Line

Utility Line

Property Line 185' ST

30' Cedar

28' x 64' Home

11-1-06

Daylen Henderson

ACCEPTED TRACKS MUST BE
 ANY OTHER TRACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. ALL UTILITIES
 MUST BE DEEPERLY
 LOCATED THAN EASEMENTS
 ARE.

Utility Easement

Utility Line

Property Line

Driveway

50' x 80'

5' ft clearance

66' FT Cedar ST

28'

28'

33'

66' FT

Utility Line