

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 320 Cedar Court
 Parcel No. 2945-112-10-102
 Subdivision Bookcliff Heights
 Filing _____ Block _____ Lot 3

No. of Existing Bldgs 2 No. Proposed 3
 Sq. Ft. of Existing Bldgs 3800 Sq. Ft. Proposed 200
 Sq. Ft. of Lot / Parcel 19000
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 5000
 Height of Proposed Structure 11'

OWNER INFORMATION:

Name Ron Taylor
 Address 320 Cedar Court
 City / State / Zip G.J. Co 81506

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Patio Cover 11x18

APPLICANT INFORMATION:

Name Centennial Construction
 Address 2030 Saint Pony Ct.
 City / State / Zip G.J. Co 81503
 Telephone 250-6827

*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> SETBACKS: Front <u>20'</u> from property line (PL) Side <u>7'</u> from PL Rear <u>25'</u> from PL Maximum Height of Structure(s) <u>35'</u> Voting District _____ Driveway Location Approval _____ <small>(Engineer's Initials)</small>	Maximum coverage of lot by structures _____ Permanent Foundation Required: YES <input type="checkbox"/> NO <input type="checkbox"/> Parking Requirement _____ Special Conditions _____

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).

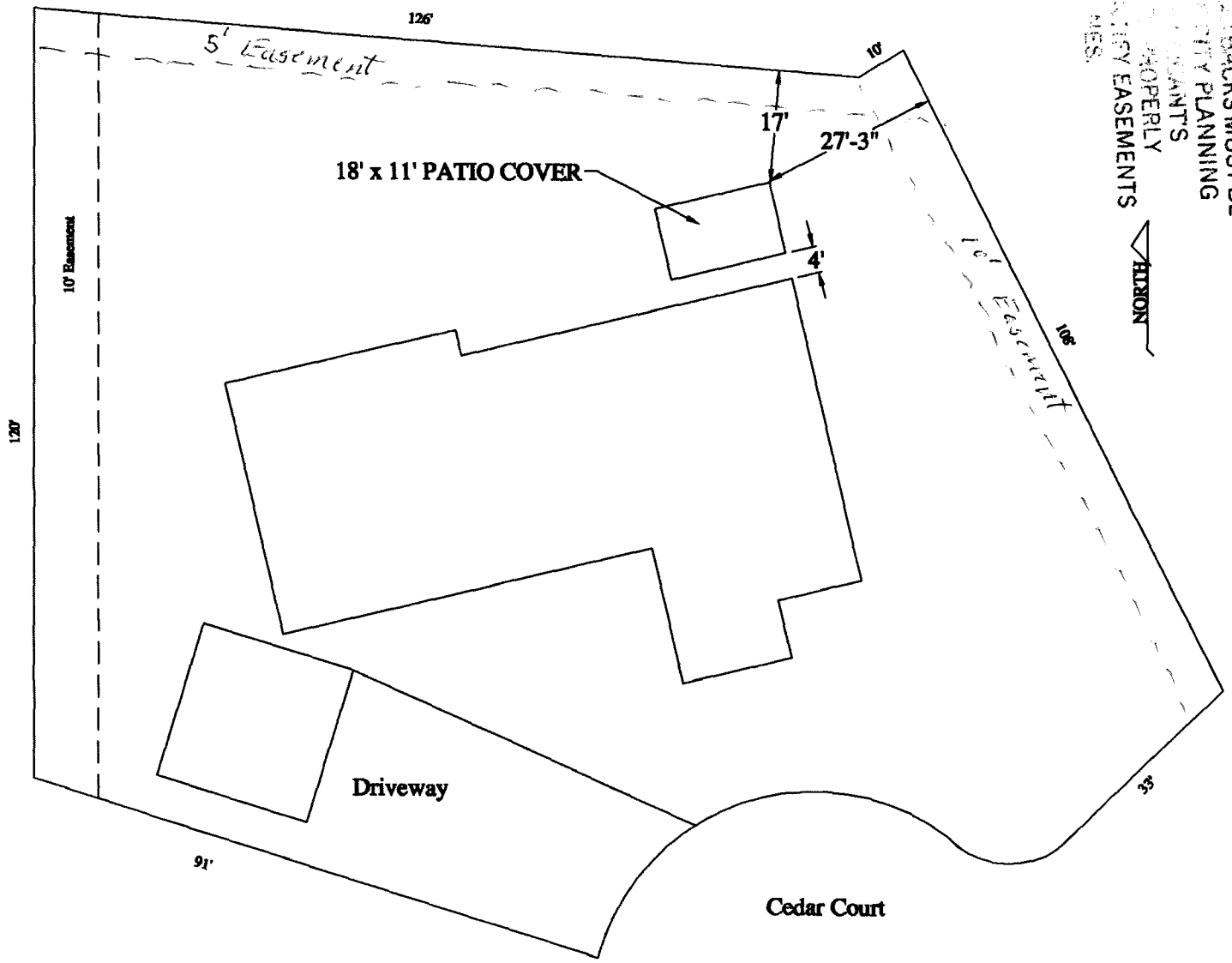
Applicant Signature [Signature] Date 8-17-06
 Department Approval [Signature] Date 8-17-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Perm 1501</u>
Utility Accounting <u>Kateleberg</u>	Date <u>8/17/06</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)

8-17-06

ACCEPTED *Barbara Henderson*
ANY CHANGES OR SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. BEFORE THE ADJUTANT'S
RESPONSE. THE ADJUTANT'S
LOCATE AND VERIFY EASEMENTS
AND PROPERTY LINES.



CENTENNIAL CONSTRUCTION
250-6827
JOB:
320 CEDAR COURT
LOT 3
BOOKCLIFF HEIGHTS SUB.
SF 19000 APPROX.
SCH# 2945-112-10-002
SCALE: 1'=25'

SETBACKS:
FRONT
REAR
SIDE