

FEE \$ 10.00
TCP \$
SIF \$

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO.

88253-9452

Building Address 2631 Chestnut Dr.
 Parcel No. 2701-353-07-025
 Subdivision Rolling Acres
 Filing _____ Block _____ Lot 13

No. of Existing Bldgs 3 No. Proposed 3
 Sq. Ft. of Existing Bldgs 4161 Sq. Ft. Proposed 4,826
 Sq. Ft. of Lot / Parcel 86,000 + or -
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Terry Fine
 Address 2631 Chestnut Dr
 City / State / Zip Grand Jct., Co. 81506

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Enclose existing Car Port AND ADD ON TO THE NORTH SIDE OF SAID CAR-PORT. NEW DECK ON CAR PORT AND NEW WALK - WAY TO DECK

APPLICANT INFORMATION:

Name James H Palmer
 Address 640 36 1/2 RD
 City / State / Zip Palisade, Co. 81526
 Telephone (970) 464-0122

*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-2</u>	Maximum coverage of lot by structures <u>30</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>15</u> from PL Rear <u>30</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____
Voting District <input checked="" type="checkbox"/>	Driveway Location Approval <input checked="" type="checkbox"/> (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).

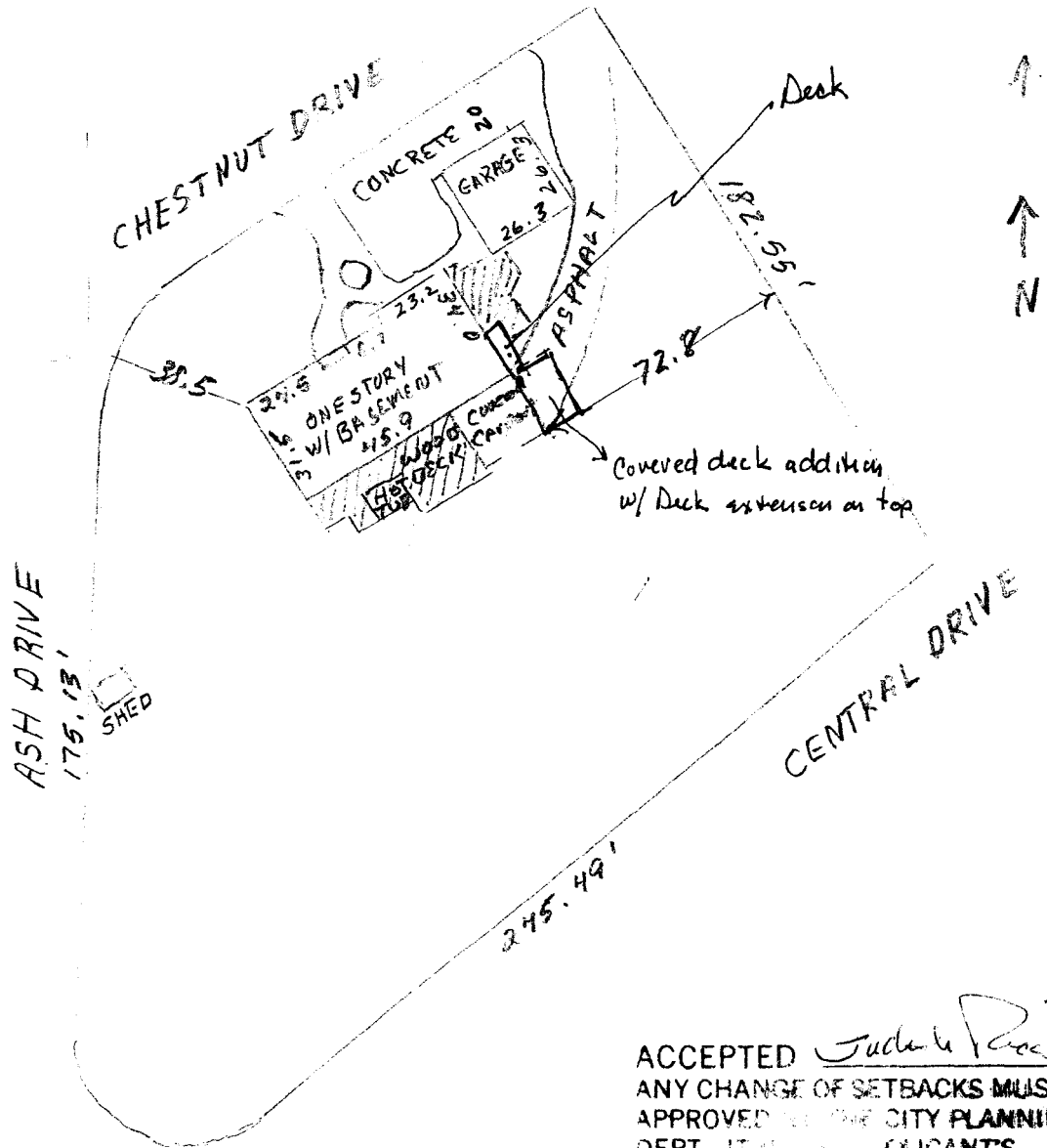
Applicant Signature James H Palmer Date 8/2/2006
 Department Approval Judith A. Rice Date 8/2/2006

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> W/O No. <u>NO SUR/WTR Charge</u>
Utility Accounting <u>[Signature]</u> Date <u>8/2/06</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)

Address: 2631 Chestnut Dr.

TAX Schedule 2701-353-07-025



ACCEPTED *Judith Rice*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.