

FEE \$ 10⁰⁰
 TCP \$ 1539⁰⁰
 SIF \$ 460⁰⁰

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 2810 COLUMBIAN PARK CT. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-073-48-009 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1570
 Subdivision COLUMBIAN PARK Sq. Ft. of Lot / Parcel 4869
 Filing 1 Block 2 Lot 9 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2146
 Height of Proposed Structure 17

OWNER INFORMATION:

Name EMREG HAITZ
 Address 3019 MILBURN
 City / State / Zip GA, CO 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name SARAH
 Address _____
 City / State / Zip _____
 Telephone 970-201-3567

***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 RMF-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 5' from PL Rear 10' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions Engineered Foundation
 Voting District C Driveway Location Approval RAH 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).

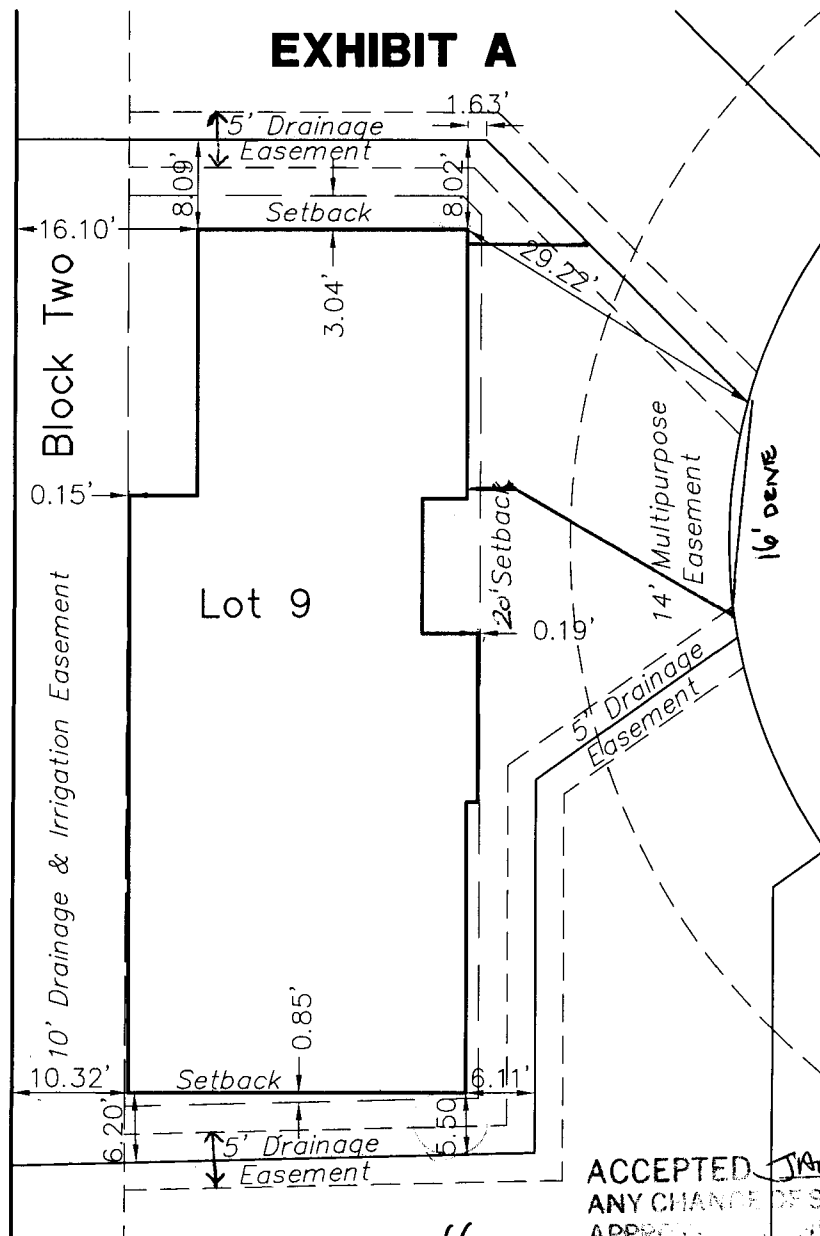
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Emreg Hartz Date 10-16-06
 Department Approval JR Gaylen Henderson Date 10-17-06

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 19500
 Utility Accounting [Signature] Date 10/17/06

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)

EXHIBIT A



SCALE: 1" = 16'



*Done OK
RAD
10-17-06*

High Desert Surveying, LLC

2591 B3/4 Road
Grand Junction, Colorado 81503

Tele: 970-254-8649 Fax: 970-240-0451

ACCEPTED *JAR* *10-17-06*
Gayleen Henderson
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.

| | | | | | |
|------------------|----------|--------|-------|-------|----|
| PROJ. NO. 06-145 | Surveyed | Drawn | APP'D | SHEET | OF |
| DATE: OCT, 2006 | DJ | RK/JRN | | 1 | 1 |