

FEE \$	1000.00
TCP \$	1534.00
SIF \$	460.00

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

BLDG PERMIT NO. _____

Building Address 2982 COMANCHE CT.
 Parcel No. 2943-294-28-019
 Subdivision CHIPETA GLEN
 Filing _____ Block 3 Lot 19

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2200
 Sq. Ft. of Lot / Parcel 9,444
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4300
 Height of Proposed Structure 23

OWNER INFORMATION:

Name T.L. DYER CONST. INC.
 Address 2991 B RD
 City / State / Zip G.J., CO. 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name TOM DYER
 Address 2991 B RD
 City / State / Zip G.J., CO. 81503
 Telephone 245-2515

***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>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>28' SEE CCR</u>	Special Conditions _____
Voting District <u>E</u>	Driveway Location Approval <u>[Signature]</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).

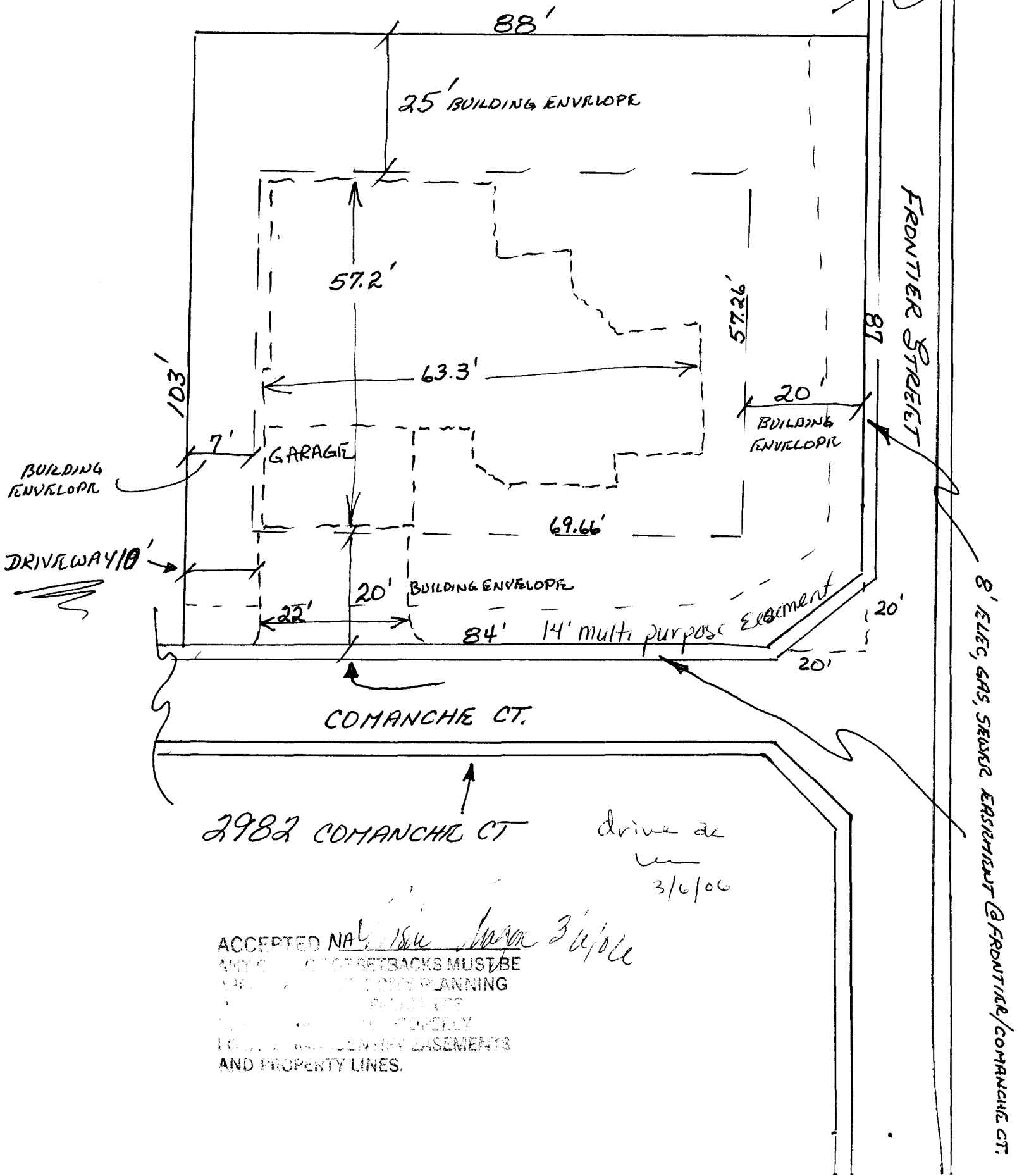
Applicant Signature [Signature] Date 3/2/06

Department Approval [Signature] Date 3/2/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>paid @ CM&D.</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/2/06</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)

(0.22 ACRES)



2982 COMANCHE CT

drive ac
3/6/06

ACCEPTED NA *3/6/06*

ANY CHANGES SETBACKS MUST BE
 MADE IN ACCORDANCE WITH CITY PLANNING
 DEPARTMENT REGULATIONS AND
 LOCAL ORDINANCES REGARDING
 EASEMENTS AND PROPERTY LINES.