

FEE \$ 10.00
 TCP \$
 SIF \$

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

BLDG PERMIT NO. _____

Building Address 1624 Crestview Ct.
 Parcel No. 2945-013-07-048
 Subdivision Crestview Sub.
 Filing _____ Block _____ Lot 4

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 3200 Sq. Ft. Proposed 3200
 Sq. Ft. of Lot / Parcel 11,000
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Corky Hunt
 Address 1624 Crestview Ct.
 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): cover existing patio

APPLICANT INFORMATION:

Name Centennial Const.
 Address 2030 Paint 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>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	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 [Signature] Date 2-7-06

Department Approval [Signature] Date 2-7-06

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. _____

Utility Accounting [Signature] Date 2/7/06

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)

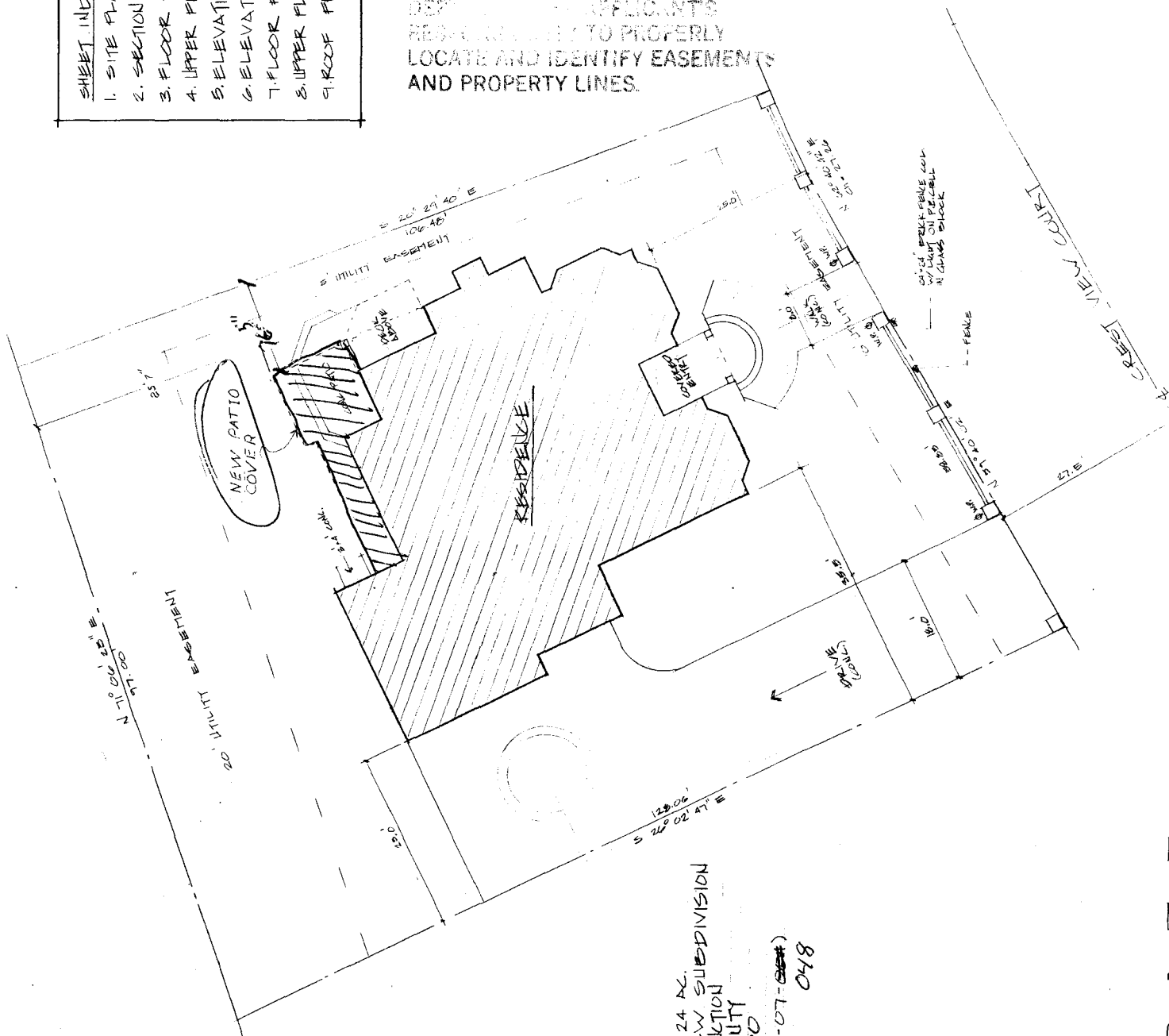
HUNT RESIDENCE

DRAWN R. J. HUNT	CHECKED	DATE 6-10-92	SCALE 1" = 16'
SHEET			OF 9 SHEETS

SHEET INDEX

1. SITE PLAN
2. SECTION DETAILS
3. FLOOR PLAN
4. UPPER FLOOR PLAN
5. ELEVATIONS
6. ELEVATIONS
7. FLOOR FRAMING
8. UPPER FL. FRAMING
9. ROOF FRAMING

ACCEPTED *Alisa Vinson 2/7/92*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. APPLICANTS RESPONSIBLE TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



LOT 4, .24 AC.
 CREST VIEW SUBDIVISION
 GRAND JUNCTION
 MESA COUNTY
 COLORADO
 (2945-013-07-~~0000~~)
 048

S I T E P L A N

SCALE