

FEE \$ 10.00
 TCP \$ 1539.00
 SIF \$ 460.00

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

BLDG PERMIT NO. _____

Building Address 653 Elizabeth Ct
 Parcel No. 2147-152-38-016
 Subdivision Independence Heights
 Filing 1 Block 2 Lot 11

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 4200
 Sq. Ft. of Lot / Parcel 14,307 Approx
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) Approx 4900
 Height of Proposed Structure 28' Approx

OWNER INFORMATION:

Name Mr. & Mrs. Haack
 Address 3014 Ferndale Ct
 City / State / Zip Pleasanton, CA 94588

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Fisher Const
 Address 413 Smallwood Dr.
 City / State / Zip Clifton, Co 81503
 Telephone 216-7851

***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 <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) <u>35'</u>	Special Conditions <u>77 elevation should be</u>		
Voting District <u>A</u>	Driveway Location Approval <u>RIAD</u>	<u>4647.45</u>	<u>DATE</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).

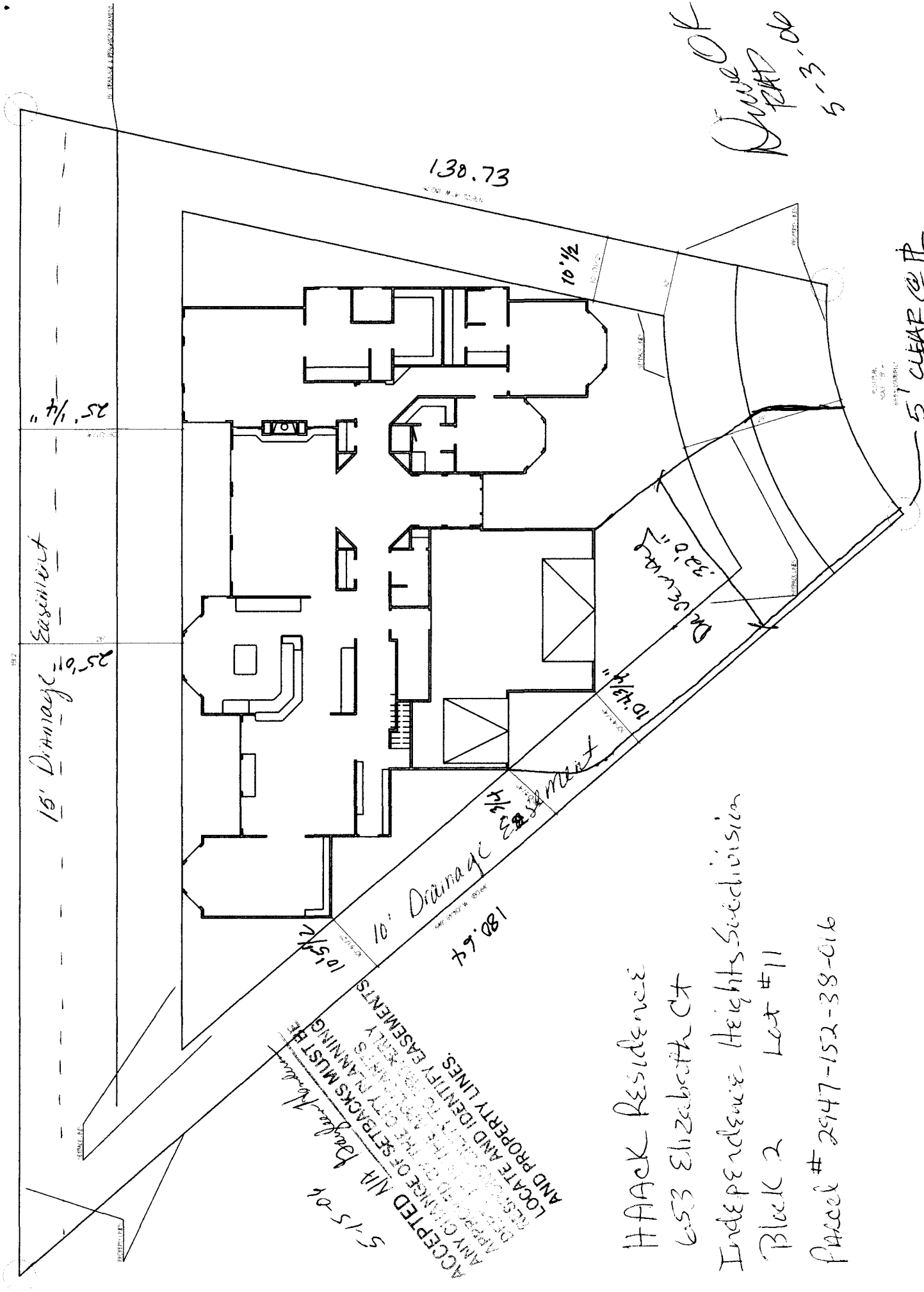
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Ben Zup Date 4-26-06
 Department Approval NA Rayleen Henderson Date 5-15-06

Additional water and/or sewer tap fee(s) are required: YES; NO	W/O No. <u>19693</u>
Utility Accounting <u>UBensley</u>	Date <u>5/15/06</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)

181.21



Done OK
 DWG # 2947-06
 5-3-06

15' Drainage Easement

10' Drainage Easement

10' Drainage Easement

5' CLEAR @ PL

5-15-04
 ACCEPTED WITH *bagley*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT TO BE LEGALLY
 LOCATED AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

HACK RESIDENCE
 653 Elizabeth Ct

Independence Heights Subdivision
 Block 2 Lot #11

Parcel # 2947-152-38-016