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|--------|---------|
| 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 706 Estates
 Parcel No. 2701-344-23-002
 Subdivision Estates Sub.
 Filing _____ Block 1 Lot 2

No. of Existing Bldgs 0 No. of Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 5600
 Sq. Ft. of Lot / Parcel 77,680
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 9648
 Height of Proposed Structure 30ft 3

OWNER INFORMATION:

Name Jerry Aliver
 Address _____
 City / State / Zip _____

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Charles Matt Steckman
 Address 261 Westwater
 City / State / Zip Fruta CO 81524
 Telephone 970-261-9644

*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.

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| THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF | |
| ZONE <u>BSF-2</u> | Maximum coverage of lot by structures <u>30%</u> |
| SETBACKS: Front <u>20'</u> from property line (PL) | Permanent Foundation Required: YES <u>X</u> NO _____ |
| 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 <u>Fire Dept</u> |
| Voting District <u>B</u> Driveway Location Approval <u>CC approval required</u> (Engineer's Initials) | |

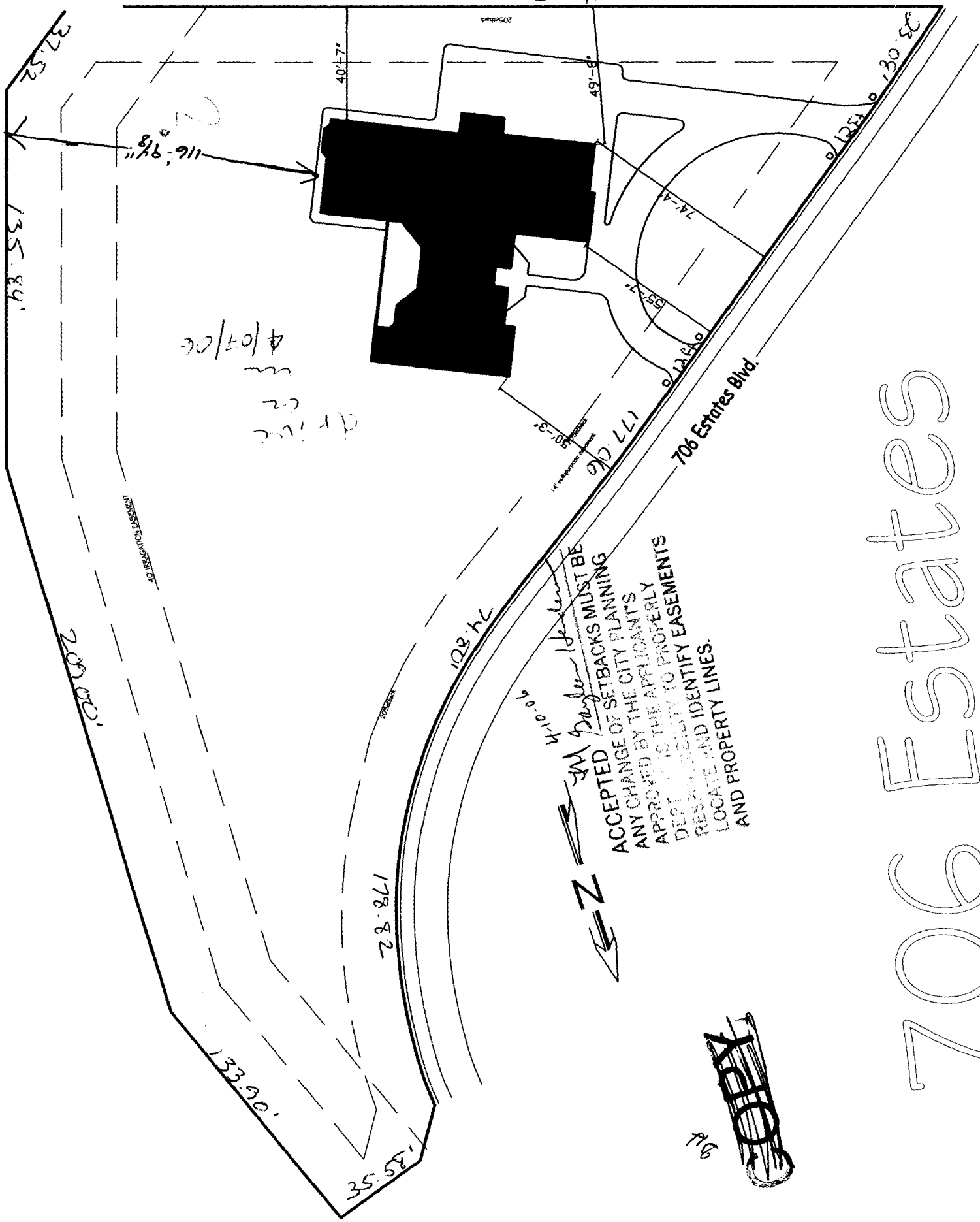
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Sheryl Kelley Date 4-7-06
 Department Approval JJ Boyle-Henderson Date 4-10-06

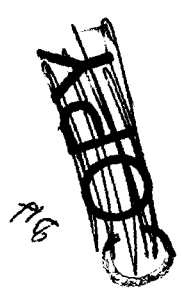
| | |
|---|----------------------|
| Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____ | W/O No. <u>19010</u> |
| Utility Accounting <u>Carte & Sperry</u> | Date <u>4/10/06</u> |

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)



4/07/06
 DR: CC
 CC
 CC

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



706 Estates

706 Estates Blvd

314.351

37.52

135.84'

209.00'

133.90'

35.58'

178.82

108.14

90-01

4-10-06

177.06

90-37

124.60

55-27

74-4

49-8'

40-7'

25.08'

130.52'

116' 9 1/8"

PROPERTY TO BE SETBACK

20' setback