

\$2009.00

FEE \$	10.00
TCP \$	1539.00
SIF \$	200.00

460.60

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 721 Estates Blvd
 Parcel No. 2701-344-25-005
 Subdivision The Estates Sub.
 Filing 1 Block 2 Lot 5

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 8277
 Sq. Ft. of Lot / Parcel 1.74 Acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1390
 Height of Proposed Structure 28'

OWNER INFORMATION:

Name MARK Sills
 Address _____
 City / State / Zip Rifle Colo

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Miles Watson
 Address 2533 W. Pinyon Av
 City / State / Zip G.J. Colo 81503
 Telephone 989-0000 / 214-6399

*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 RSF-2 Maximum coverage of lot by structures 30%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 15' from PL Rear 30' from PL Parking Requirement _____
 Maximum Height of Structure(s) 35' Special Conditions fire Dept. approval
 Voting District _____ Driveway Location Approval RAD 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 Miles Watson Date May -11-06
 Department Approval BP Baylen Henderson Date 5-28-06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>120140</u>
Utility Accounting	<u>Cummins</u>	<u>Call</u>	Date <u>4/28/06</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)

RSF-2

PLOT PLAN
721 ESTATES BLVD.
1.74 ACRES

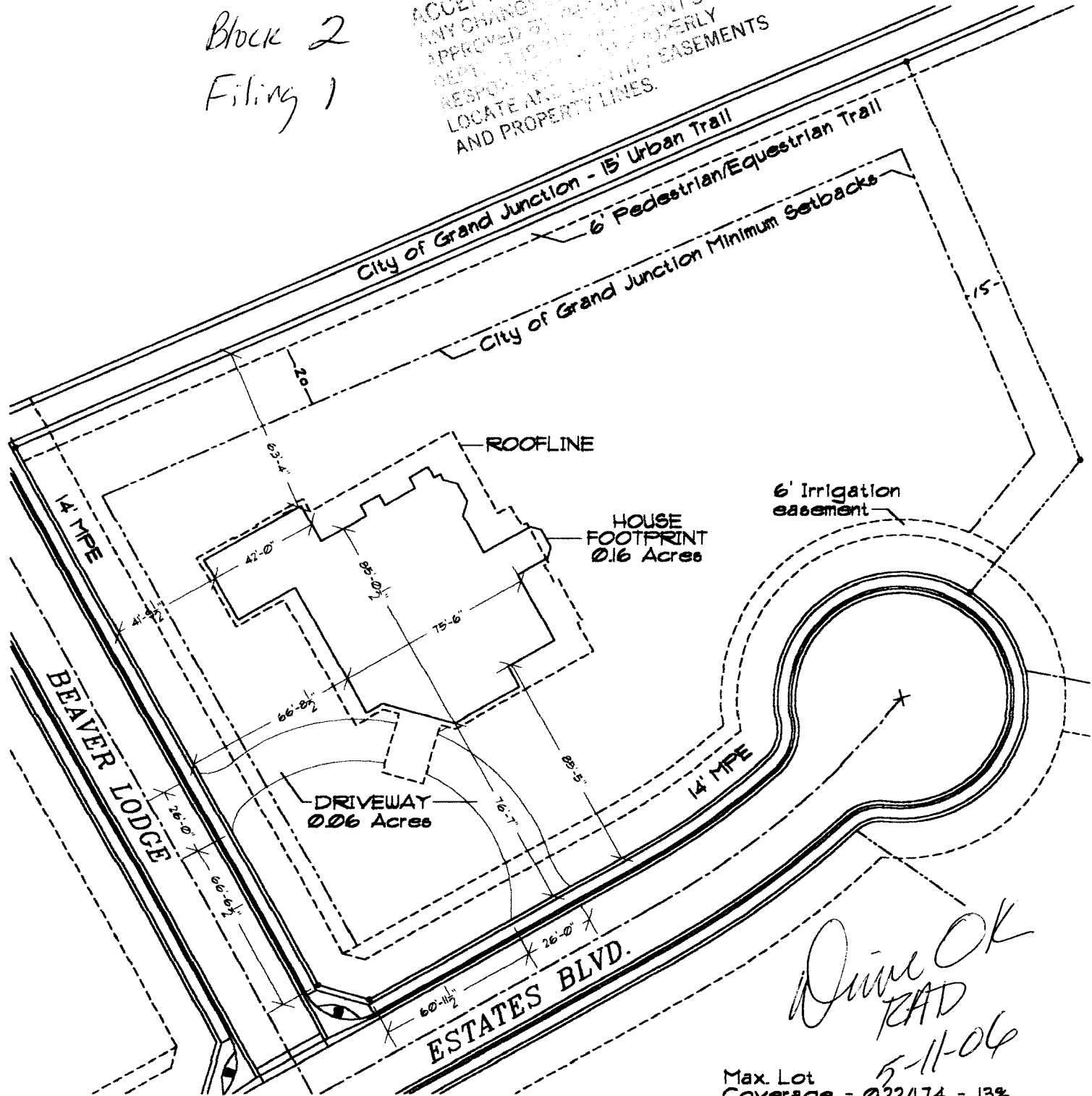
2701-344-25-005

LOT 5

Block 2

Filing 1

BP *Daylen Henderson* 6/28/06
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND MAINTAIN EASEMENTS
AND PROPERTY LINES.



*Done OK
RAD
5-11-06*

Max. Lot Coverage = $0.22/1.74 = 13\%$