

FEE \$	10.00
TCP \$	
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 2883 F/4 Rd
 Parcel No. 2943-064-04-009
 Subdivision Darla Sean
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 2
 Sq. Ft. of Existing Bldgs 1100 Sq. Ft. Proposed 2 Sheds = 360
 Sq. Ft. of Lot / Parcel .226 Ac
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1100
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name Florida Jack
 Address 2883 F/4 Rd
 City / State / Zip Grand Jct Co 81500

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 2 Sheds

APPLICANT INFORMATION:

Name _____
 Address _____
 City / State / Zip _____
 Telephone 263-1835

***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 RMF-5 Maximum coverage of lot by structures 60'
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES NO
 Side 5/3 from PL Rear 25/5 from PL Parking Requirement _____
 Maximum Height of Structure(s) 35 Special Conditions _____
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials)

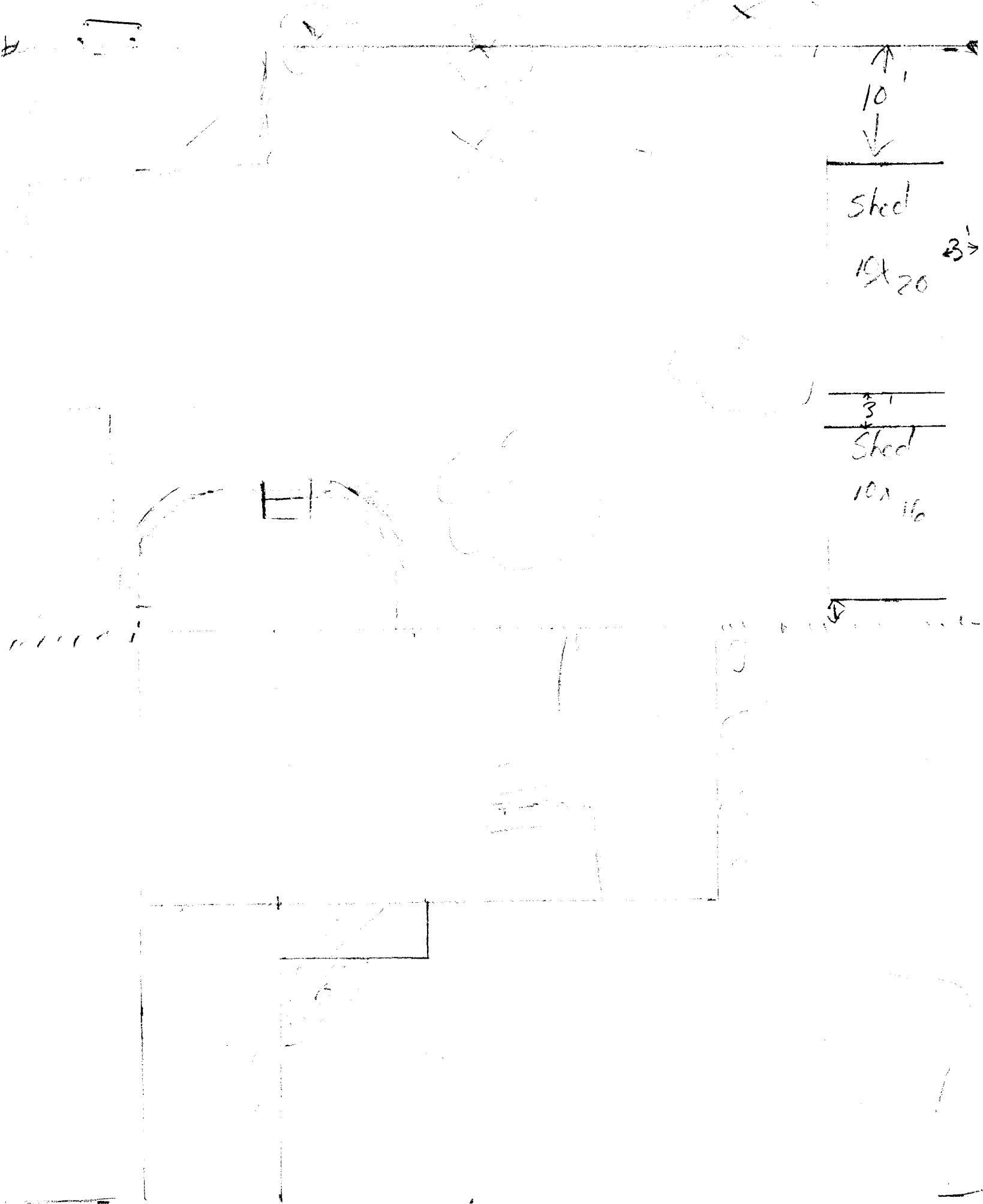
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 2-24-06
 Department Approval [Signature] Date 2/24/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Vadelsberg</u>		Date <u>2/24/06</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)



↑
10'
↓

Shed

10x20

3'

3'

Shed

10x16

12'

F 4