

FEE \$ 10<sup>00</sup>  
 TCP \$ 1539.<sup>00</sup>  
 SIF \$ 400.<sup>00</sup>

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2942 F 1/4 Rd. No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-53-83-019 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2,382 House  
 Subdivision FORREST RUN SUBDIVISION Sq. Ft. of Lot / Parcel 6,562 712 Garage  
 Filing 1 Block \_\_\_\_\_ Lot 19 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2881  
 Height of Proposed Structure 27 1/2'

**OWNER INFORMATION:**

Name WCI, LLC  
 Address 891 26 1/2 Rd.  
 City / State / Zip GRAND JUNCTION, CO  
81506

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

**APPLICANT INFORMATION:**

Name BONNIE PETERSEN  
 Address 891 26 1/2 Rd  
 City / State / Zip GRAND JUNCTION, CO  
81506  
 Telephone (970) 640-8181

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

**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>RMF-5</u>	Maximum coverage of lot by structures <u>60<sup>570</sup></u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>5</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>none</u>
Voting District <u>D</u> 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 Bonnie Peters Date 10-3-2606

Department Approval Gayleen Henderson Date 10/3/06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>19533</u>
Utility Accounting <u>Cornholt</u>	Date <u>10/5/06</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)

