

FEE \$ 10⁰⁰
 TCP \$ 0
 SIF \$ 0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

104779-29124

Building Address 2247 FERNWOOD CT No. of Existing Bldgs 1 No. Proposed 0
 Parcel No. 2945-011-96-003 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 120 sq ft room
 Subdivision Knolls Sq. Ft. of Lot / Parcel .103 ac. 192 sq ft patio cover
 Filing 2 Block _____ Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name JACK + JAN ROBERTS
 Address 2247 FERNWOOD CT
 City / State / Zip G.S. CO.

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition 120 sq ft room
 Other (please specify): 16x12 patio cover

APPLICANT INFORMATION:

Name DISTINCTIVE DESIGN
 Address 1255 21 RD
 City / State / Zip G.S. CO. 81505
 Telephone 858-9091

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: must lay within the bldg. envelope.

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 PD Maximum coverage of lot by structures _____
 SETBACKS: Front per plan from property line (PL) Permanent Foundation Required: YES NO _____
 Side _____ from PL Rear _____ from PL Parking Requirement _____
 Maximum Height of Structure(s) _____ Special Conditions must lay within the bldg. envelope of plan
 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 _____ Date 9/18/06
 Department Approval Judith A. Davis Date 9/18/2006

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. NO WTR / NO SWR Change
 Utility Accounting [Signature] Date 9/18/06

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)

