

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 2854 FLORIDA No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-191-40-006 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2207
 Subdivision WHITE WILLOWS Sq. Ft. of Lot / Parcel 9707 ±
 Filing 2 Block 6 Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2703
 Height of Proposed Structure 18'

OWNER INFORMATION:

Name CHARLES + ROSALTA R. MCINTYRE
 Address 807 LA PAZ COURT
 City / State / Zip G.S. CO 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name CHARLES S. MCINTYRE
 Address 807 LA PAZ COURT
 City / State / Zip G.S. CO 81506
 Telephone 970-243-3341

***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 <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7'</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>ACC Approval required</u>
Voting District <u>"E"</u> Driveway Location Approval <u>RAD</u> (Engineer's Initials) <u>Eng. foundation req'd</u>	

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).

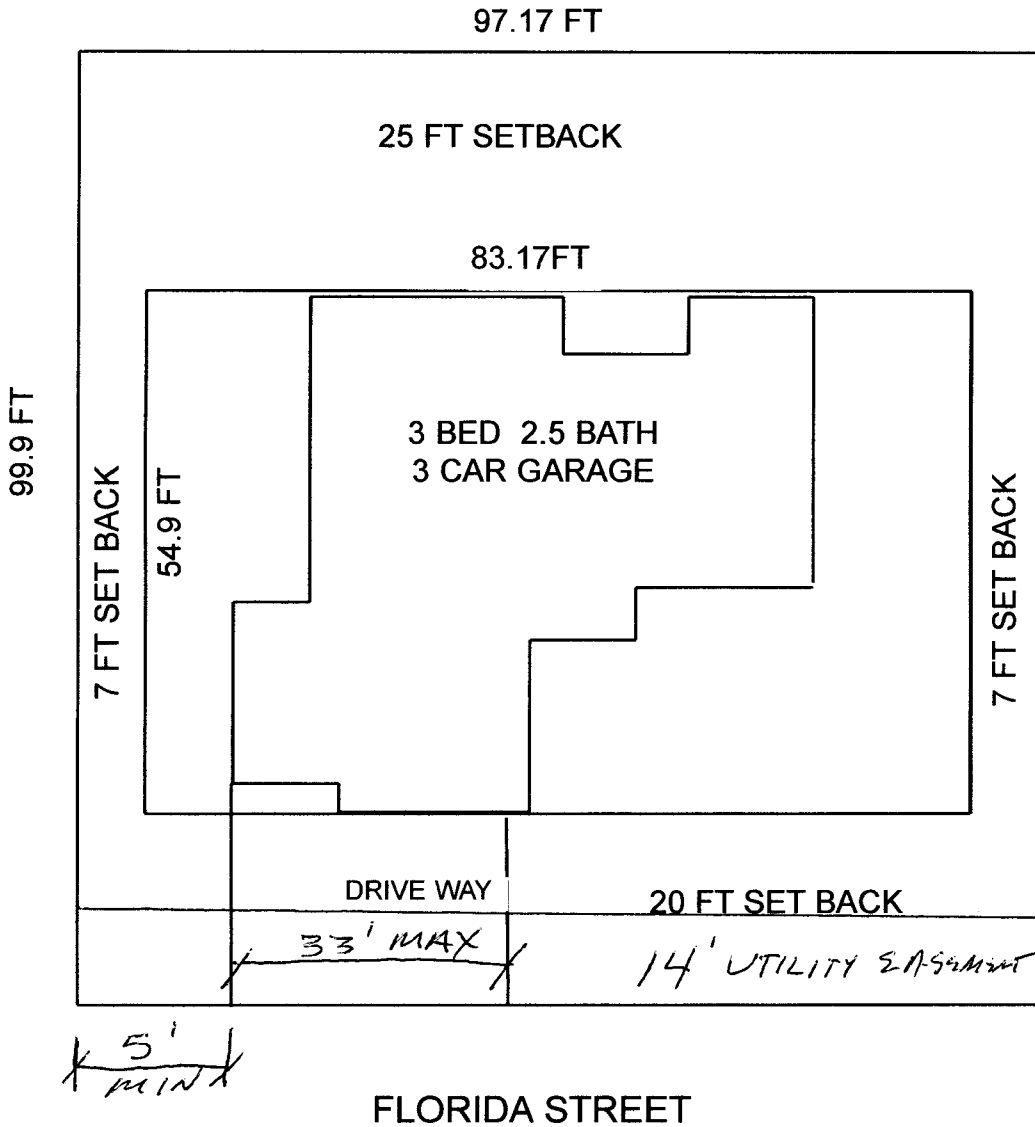
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 5/1/06
 Department Approval [Signature] Date 6/7/06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19170</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/7/06</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)

2854 FLORDIA
 LOT 6 BLK 6 WHITE WILLOWS FILING TWO
 SEC 19 1S 1W AND UND INT IN TRACTS-0.22AC



ACCEPTED *Adam Olsen* 5/3/06

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE PARTICIPANTS SIGNATURES ARE NECESSARY TO SETBACKS, EASEMENTS AND ENCUMBRANCES.

Drive OK
 RAT
 5-3-06

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