

FEE \$ 10.00  
 TCP \$ 1539.00  
 SIF \$ 2400.00

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO.

Building Address 440.00 2830 North Forest Ln.  
 Parcel No. TBD 2943-192-00-163  
 Subdivision Summer Glen  
 Filing \_\_\_\_\_ Block 1 Lot 3

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1272  
 Sq. Ft. of Lot / Parcel 6312  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 1272  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Darter LLC  
 Address 786 Valley Ct.  
 City / State / Zip GJ CO 81504

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Grace Homes  
 Address 786 Valley Ct.  
 City / State / Zip GJ CO 81504  
 Telephone 523-5555

**\*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 DEVELOPEMENT DEPARTMENT STAFF**

ZONE RMF-8 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 Side 5' from PL Rear 10' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35' Special Conditions \_\_\_\_\_  
 Voting District E Driveway Location Approval TRAD  
 (Engineer's Initials)

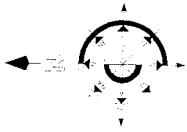
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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] - Agent Date 1/4/08  
 Department Approval [Signature] Date 1/25/08

Additional water and/or sewer tap fee(s) are required:  YES  NO W/O No. 18782  
 Utility Accounting [Signature] Date 1/25/08

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)



**PROPERTY INFORMATION**  
OWNER: [Name]  
ADDRESS: [Address]  
CITY: [City]

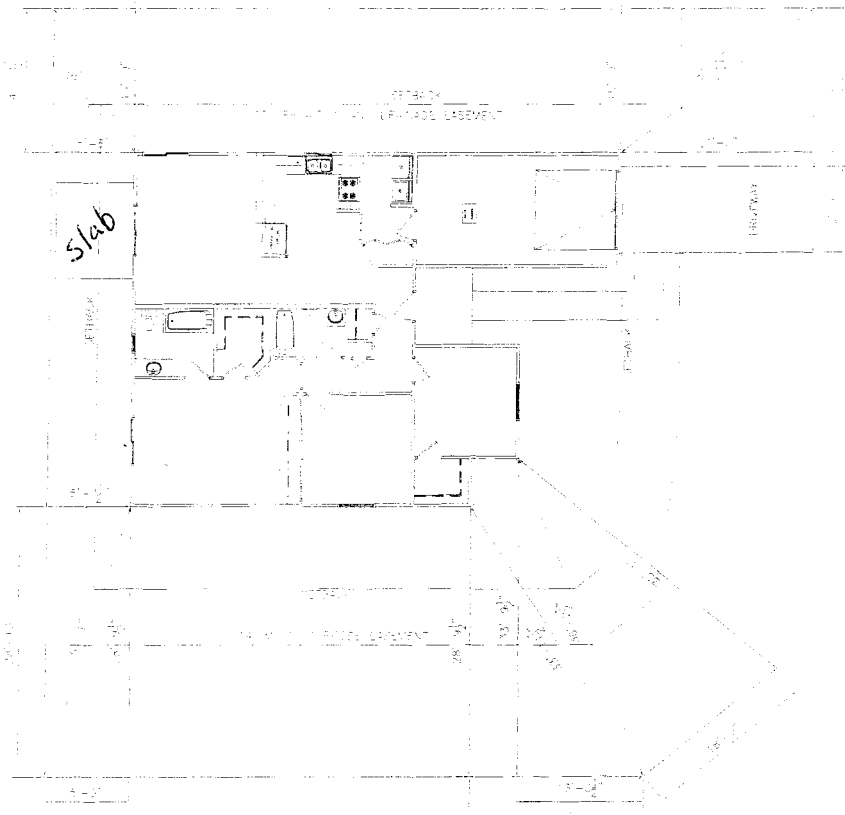
**PROJECT INFORMATION**  
PROJECT NAME: [Name]  
SUBJECT: [Subject]

**APPLICANT INFORMATION**  
NAME: [Name]  
ADDRESS: [Address]

**DATE OF SUBMISSION:** [Date]

**APPLICANT SIGNATURE:** [Signature]

**DATE:** [Date]



SUBMITTER ELEMENT

**ACCEPTED**  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL SETBACKS AND PROPERTY LINES.

*Review OK  
Track Name  
1-5-06*

*1/25/06  
K. Valdez*