

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 2581 Fox Run
Parcel No. 2701-344-32-005
Subdivision Fox Run at the Estates
Filing 1 Block _____ Lot 5

No. of Existing Bldgs 0 No. Proposed 1
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 4129
Sq. Ft. of Lot / Parcel 1/2 ACRE
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4974 sq
Height of Proposed Structure 23'

OWNER INFORMATION:

Name MICHAEL Kerstetter
Address 1409 PONY TRAIL CT
City / State / Zip FRUITA, CO 81521

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

APPLICANT INFORMATION:

Name MICHAEL Kerstetter
Address 1409 PONY TRAIL CT
City / State / Zip FRUITA, CO 81521
Telephone 234-5577

*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-2</u>	Maximum coverage of lot by structures <u>30%</u>	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Parking Requirement <u>2</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Side <u>15'</u> from PL Rear <u>30'</u> from PL	Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Manufactured Home approval required over deck</u>
Voting District <u>B</u>	Driveway Location Approval <u>SK</u> <small>(Engineer's Initials)</small>		

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 8-22-06
Department Approval NA [Signature] Date 8/24/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19414</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/24/06</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)

