

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 2585 Fox Run
 Parcel No. 2701-344-32-003
 Subdivision Fox Run at the Estates
 Filing _____ Block _____ Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3,034
 Sq. Ft. of Lot / Parcel .43 AC
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4,740
 Height of Proposed Structure 26 ft

OWNER INFORMATION:

Name New Generation Homes
 Address P.O. Box 60038
 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 New Generation Homes Inc.
 Address P.O. Box 60038
 City / State / Zip Grand Junction Co 81506
 Telephone 970-261-6012

Mike Short

***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>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>15'</u> from PL Rear <u>30'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>B</u>	Driveway Location Approval <u>SH</u> (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 Justin Koppman Date 6/7/06
 Department Approval NA Mike Short 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>19171</u>
Utility Accounting <u>Kate Osberry</u>	Date <u>6/7/06</u>		

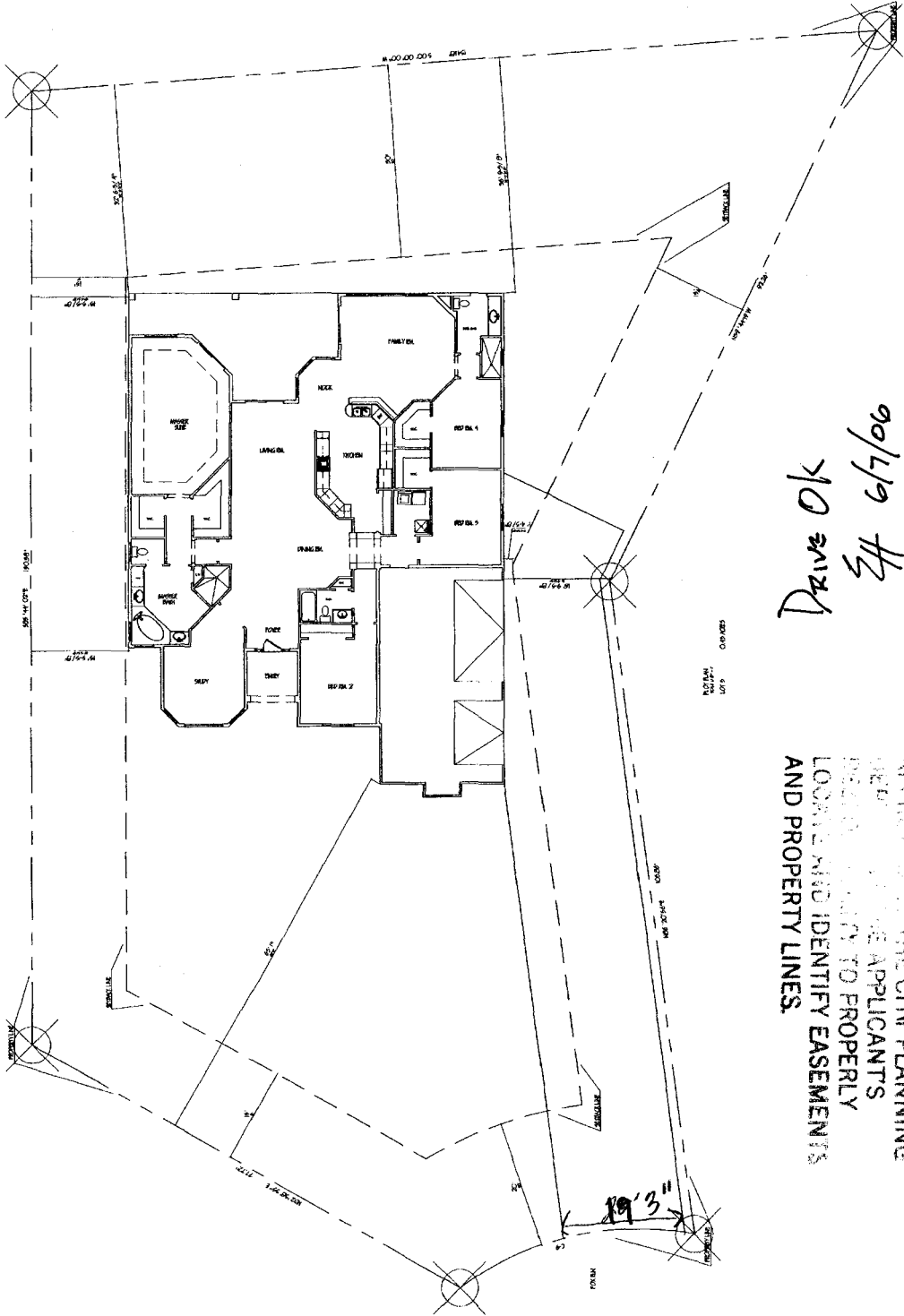
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

NEW GENERATION #1

FOX RUN

PRECISION
DRAWING & DESIGN
2181 TOWER CT. CELL # 201-7757

DRAFTER	TAYLOR
ISSUE DATE	04/07/06
REVISION	4/1/06
APPROVAL	
FILE #	201122006



Drive OK
6/7/06

ACCEPTED *MA*
 ANY OF A SET OF SETBACKS MUST BE
 APPLIED TO ALL THE CITY PLANNING
 DEPARTMENT APPLICANTS
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

6/7/06