

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 719 Hickory Court
Parcel No. 2701-353-12-016
Subdivision Sunset Terrace Replat
Filing _____ Block 15 Lot 2

No. of Existing Bldgs 0 No. Proposed 1
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1700 up stairs
Sq. Ft. of Lot / Parcel 1/3 acre ± 3400 total
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) 11,412.72
Height of Proposed Structure _____

OWNER INFORMATION:

Name Lee Eberhart
Address 642 Monarch Court
City / State / Zip GT, CO 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Phil McCrearon
Address PO Box 66
City / State / Zip GT CO 81502
Telephone 256-9419

***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 _____
Voting District _____	Driveway Location Approval <u>LH</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).

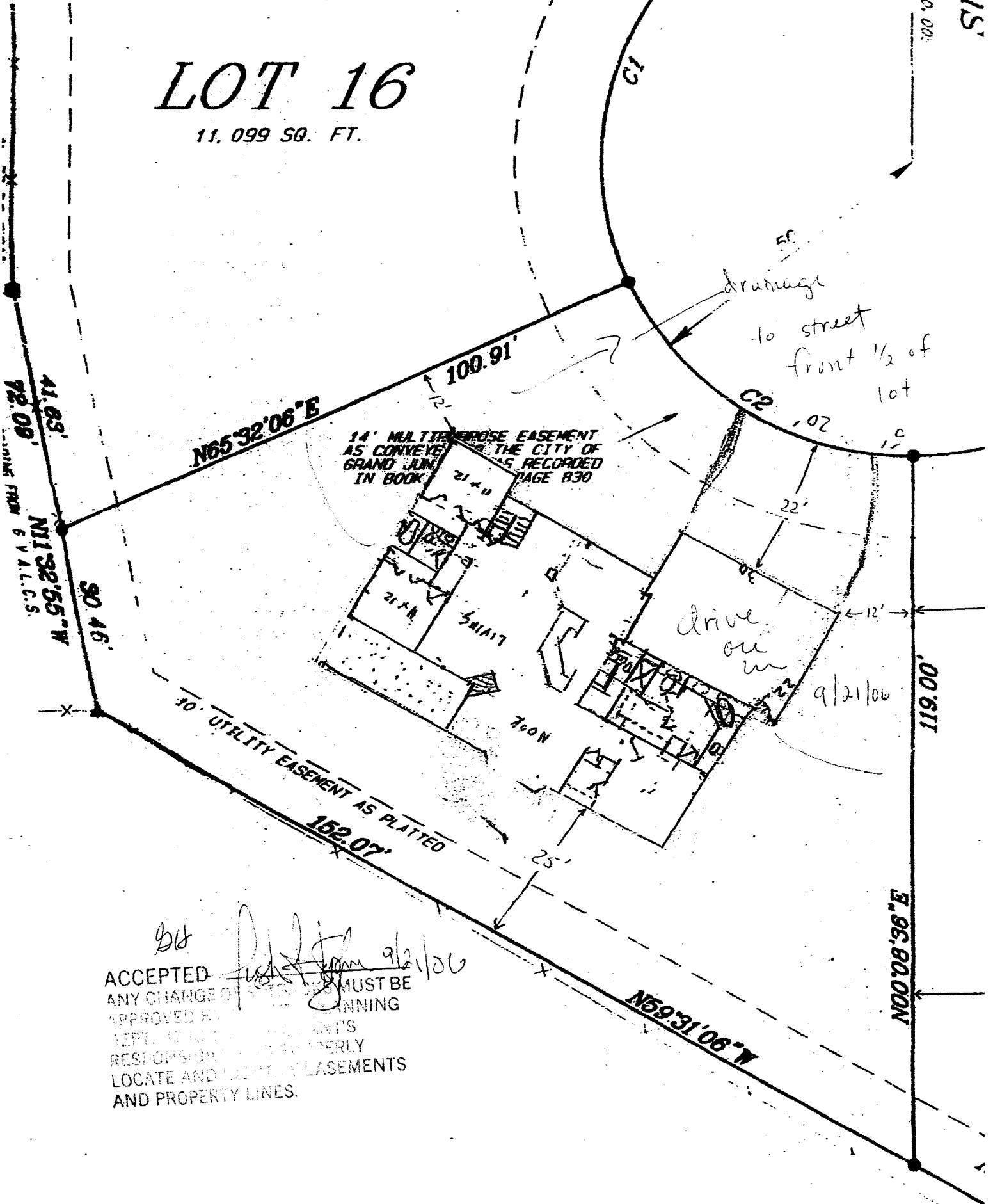
Applicant Signature Phil McCrearon Date 9-21-06
Department Approval [Signature] Date 9/21/06

Additional water and/or sewer tap fee(s) are required.	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>9/27/06</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)

LOT 16

11,099 SQ. FT.



ACCEPTED *[Signature]* 9/21/06
ANY CHANGE OF THIS PLAN MUST BE
APPROVED BY THE PLANNING
DEPT. IT IS THE OWNER'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.