

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 724 IVANHOE
 Parcel No. 2701-353-70-004
 Subdivision 2620 GRD Phase II
 Filing 11 Block 4 Lot 4

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3646
 Sq. Ft. of Lot / Parcel .340 A ±
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 5226
 Height of Proposed Structure 22'

OWNER INFORMATION:

Name Phillip Taylor
 Address 657 DEER VIEW
 City / State / Zip G.J. CO 81506

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

PAID

APPLICANT INFORMATION:

Name Phillip Taylor
 Address 657 DEER VIEW
 City / State / Zip G.J. CO 81506
 Telephone 970-985-9050

*TYPE OF HOME PROPOSED MAY 22 2006
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD) Other (please specify): CMC

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>RMF-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5/3</u> from PL Rear <u>25/5</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Engineered foundation</u>
Voting District _____	Driveway Location Approval <u>RAD</u> <u>Required</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 [Signature] Date 5-19-06
 Department Approval WS Gayleen Henderson Date 5-22-06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19105</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/22/06</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)

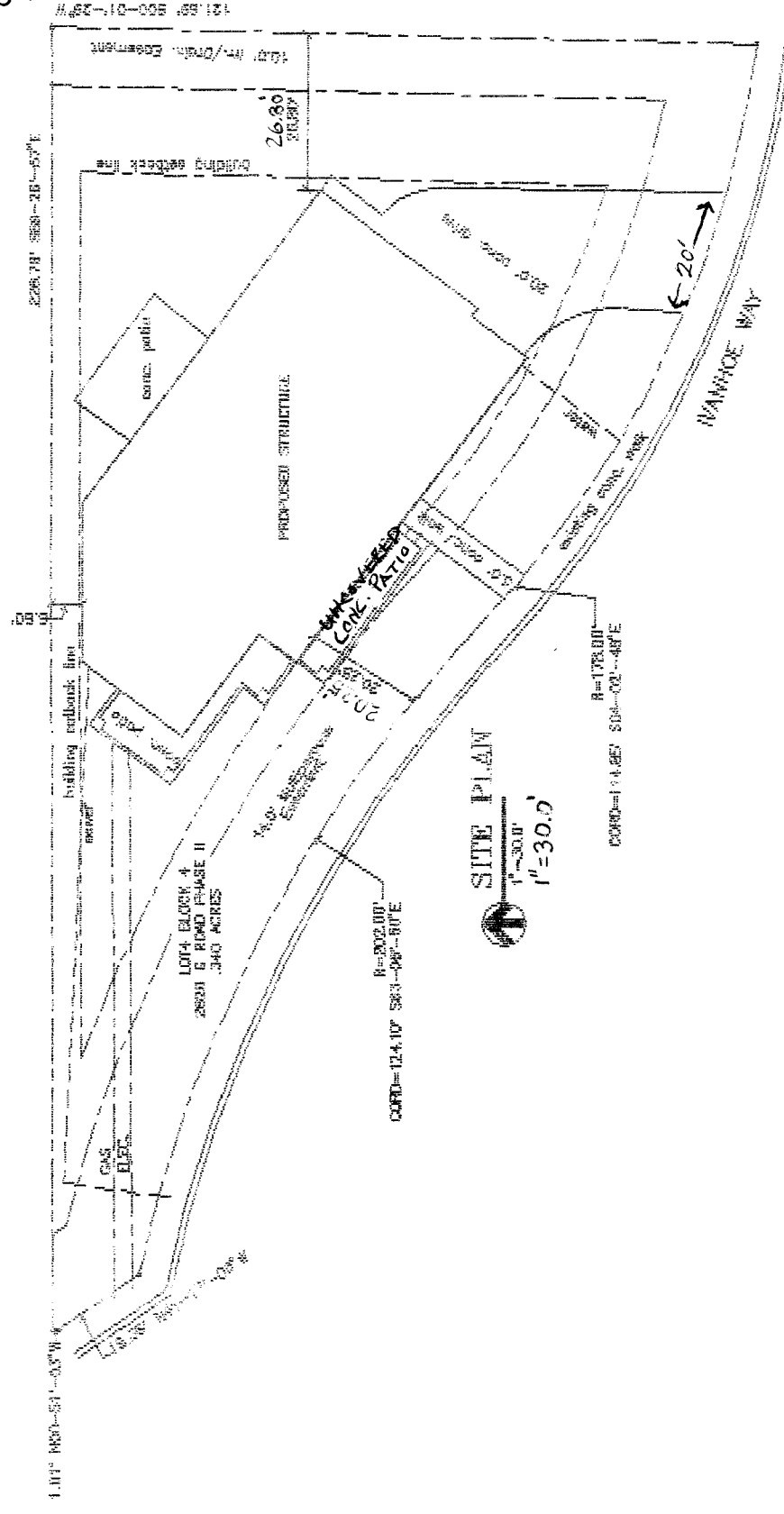
S-22-06

MS Gaylen Hendon

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE PLANNING
DEPARTMENT. THE CITY'S
RESOURCES DEPARTMENT WILL
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

No OVERHANGS
TO EXTEND
GREATER THAN
36" INTO BLDG.
SETBACKS.

OK
GPH
5.19.06



724 IVANHOE WAY
GRAND JUNCTION, COLORADO