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# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2280 IVORY COURT  
 Parcel No. 2945-074-16-015  
 Subdivision Buffs West  
 Filing 1 Block 1 Lot 15

No. of Existing Bldgs 1 No. of Proposed 1  
 Sq. Ft. of Existing Bldgs 1232 Sq. Ft. Proposed 816  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name DOUG THOMASON  
 Address 2280 IVORY COURT  
 City / State / Zip GT Co. 81501

**DESCRIPTION OF WORK & INTENDED USE:**  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition 12x34  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name DOUG THOMASON  
 Address 2280 IVORY Ct.  
 City / State / Zip GT CO 81501  
 Telephone \_\_\_\_\_

**\*TYPE OF HOME PROPOSED:**  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: 12 X 34 ADDITION LIVING AREA  
BASEMENT & 1<sup>ST</sup> FLOOR INSTAL 8X12 DECK

**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 PD (PH-2) Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Side 7' from PL Rear 10' from PL Parking Requirement \_\_\_\_\_

Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions \_\_\_\_\_

Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_  
(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 Douglas A. Thomason Date 1-4-06  
 Department Approval Kathy Nalder Date 1-4-06

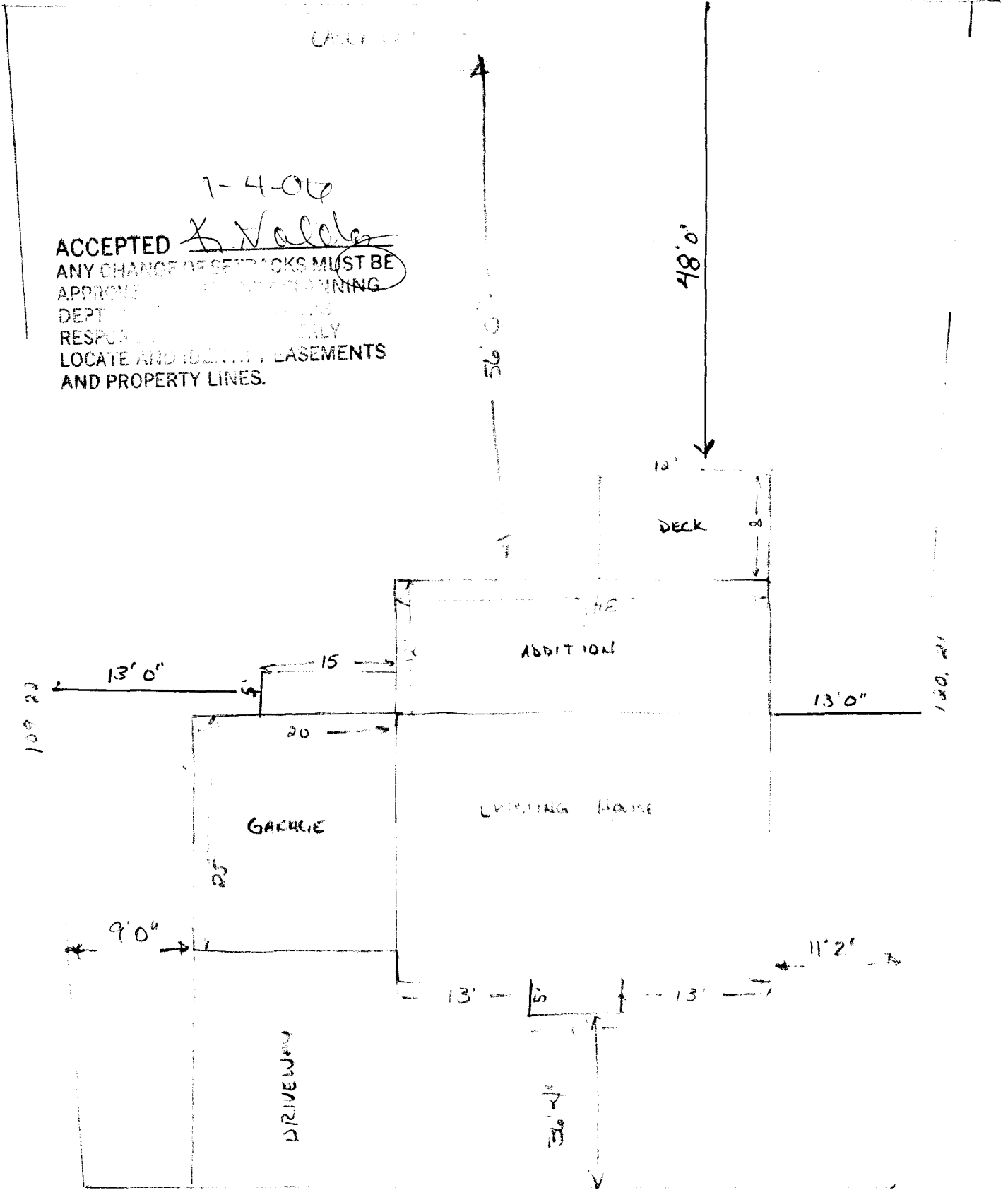
Additional water and/or sewer tap fee(s) are required: YES <input type="radio"/> NO <input checked="" type="radio"/> W/O No. _____
Utility Accounting <u>(Bensley)</u> Date <u>1/6/04</u>

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)

20.68

1-4-00

ACCEPTED *X. Valdez*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE PLANNING  
 DEPT. OF THE CITY OF  
 RESPONSIBLE TO ONLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.



48.09

IVORY COURT