

FEE \$	10 <sup>00</sup>
TCP \$	1539 <sup>00</sup>
SIF \$	460 <sup>00</sup>

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

## Community Development Department

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

Building Address 376 Kathleen Cir.  
 Parcel No. 2943-192-49-009  
 Subdivision Summer Glen  
 Filing \_\_\_\_\_ Block 4 Lot 9

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1438  
 Sq. Ft. of Lot / Parcel 5896  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1694  
 Height of Proposed Structure \_\_\_\_\_

### OWNER INFORMATION:

Name Darter LLC  
 Address 786 Valley Ct.  
 City / State / Zip GO CO 81505

### DESCRIPTION OF WORK & INTENDED USE:

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

### APPLICANT INFORMATION:

Name Grace Homes  
 Address 786 Valley Ct.  
 City / State / Zip GO CO 81505  
 Telephone 248-8522

### \*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 RMF-8 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES  NO   
 Side 5 from PL Rear 10 from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35 Special Conditions \_\_\_\_\_  
 Voting District "E" Driveway Location Approval EH  
 (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] - Agent Date 6/13/06

Department Approval [Signature] Judith A. [Signature] Date 6/27/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19242</u>
Utility Accounting <u>6/27/06</u>	Date <u>[Signature]</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)

