

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 2559 Kelby Ct  
 Parcel No. 2945-074-336-004  
 Subdivision Boulders  
 Filing 1 Block 1 Lot 4

No. of Existing Bldgs — No. Proposed 1  
 Sq. Ft. of Existing Bldgs — Sq. Ft. Proposed 2040  
 Sq. Ft. of Lot / Parcel 8000+  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 3400  
 Height of Proposed Structure < 25'

**OWNER INFORMATION:**

Name Peck Construction, Spec.  
 Address 2347 S Rind  
 City / State / Zip Grand Jct. CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Milo Johnson / Peck Const.  
 Address 2347 S Rind  
 City / State / Zip Grand Jct. CO 81503  
 Telephone 255-8010

**\*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 <u>A</u>	Driveway Location Approval <u>RAD</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 10/13/06

Department Approval NA [Signature] Date 10/23/06

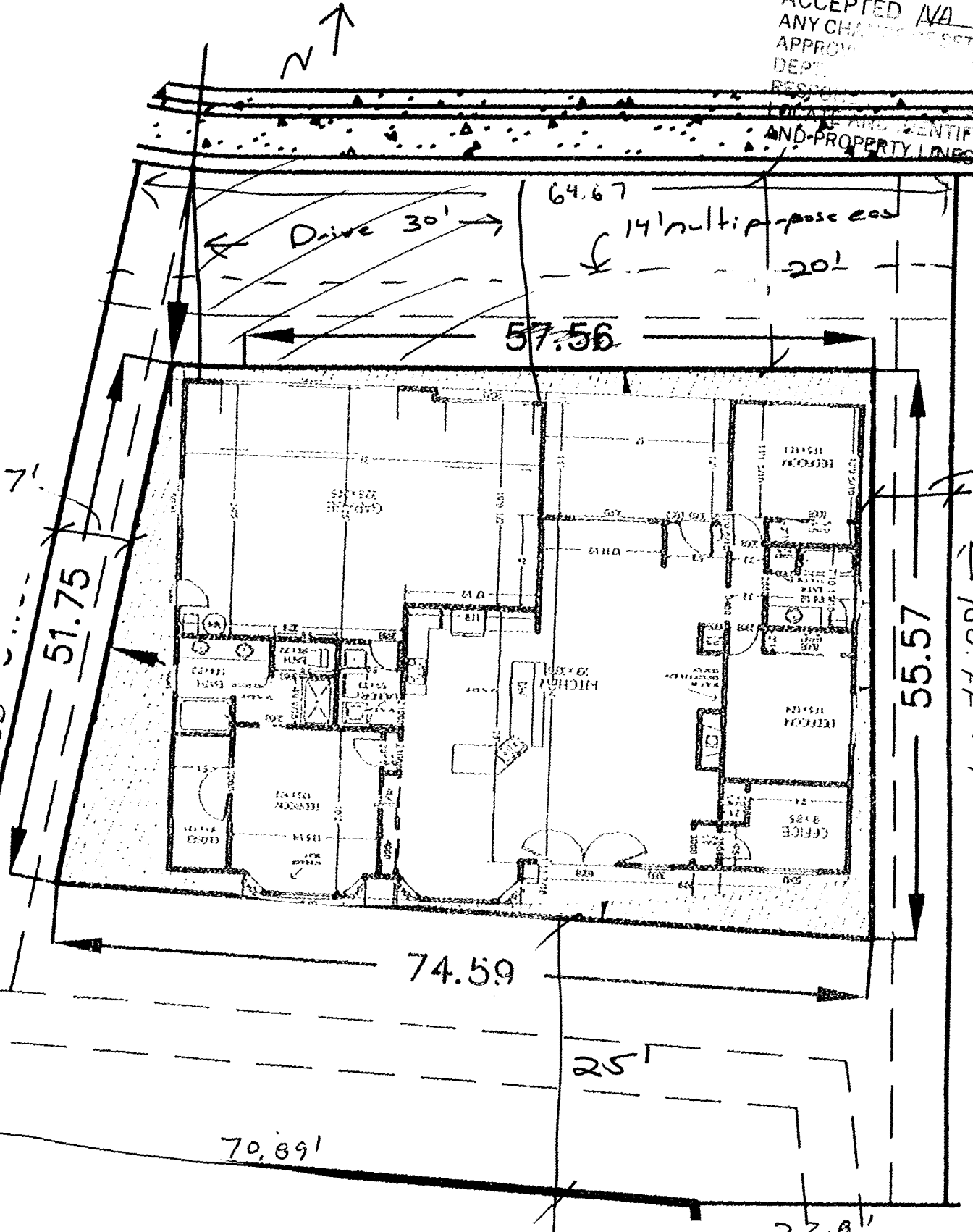
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>W# 19601</u>
Utility Accounting <u>[Signature]</u> Date <u>10/23/06</u>

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)

2559 Kelly Ct

# KELBY CT

ACCEPTED 1/4 Includes N. 10/23/06  
ANY CHANGES TO SETBACKS MUST BE APPROVED BY PLANNING DEPT. AND IDENTIFY PROPERLY AND PROPERTY LINES



Done OK  
10-23-06