

178093-8840

FEE \$	1000
TCP \$	
SIF \$	460 SMR

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 2685 Kimberly Dr.
 Parcel No. 2701-354-26-030
 Subdivision Bella Vista
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs 3888 Sq. Ft. Proposed 288
 Sq. Ft. of Lot / Parcel 26,350 sq. ft
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 6012 sq. ft
 Height of Proposed Structure 8'

OWNER INFORMATION:

Name James M. Hutton
 Address 2685 Kimberly Dr.
 City / State / Zip Grand-Jct. CO 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Same as owner
 Address _____
 City / State / Zip _____
 Telephone 970-242-9562

*TYPE OF HOME PROPOSED:

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: Closing in an existing covered patio

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>RSP-2</u>	Maximum coverage of lot by structures <u>30%</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>15/3</u> from PL Rear <u>30/3</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____
Voting District <u>n.a.</u> Driveway Location Approval <u>n.a.</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 James M. Hutton Date 6-12-06
 Department Approval Judith Roz Date 6-12-06

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> W/O No. <u>NO CHG in Use</u>
Utility Accounting <u>Marshall Co</u> Date <u>6/12/06</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)

Kimberly Drive

REVERTED JAR
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

