

FEE \$ 10.00
 TCP \$ 1539.00
 SIF \$ 460.00

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)
Community Development Department

Lift station, 1004.00
 Building Address 2668 Liberty View Ct
 Parcel No. 2945-264-41-006
 Subdivision Spyglass
 Filing 1 Block 1 Lot 69

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3415
 Sq. Ft. of Lot / Parcel 26 acres / 11,325
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4791
 Height of Proposed Structure 19'

OWNER INFORMATION:

Name Mark Douham
 Address 600 Swayzee Ct
 City / State / Zip Riverside CA 92507

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

APPLICANT INFORMATION:

Name Diane Wilson
 Address 2675 Storm King Ave
 City / State / Zip Montrose CO 81404
 Telephone 970-240-4289

*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-2 Cluster</u>	Maximum coverage of lot by structures <u>30%</u>
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>10'</u> from PL Rear <u>23.3' / 30.5'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>engineered foundation req'd</u>
Voting District <u>E</u> Driveway Location Approval <u>lu</u> (Engineer's Initials)	<u>Site specific grading & drainage plans prepared by registered</u>

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 Diane Wilson Date 9-22-06
 Department Approval UTPSM Magan & Jordan A. Pur Date 9-22-06 9/28/06

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>PA @ CMSP</u>
Utility Accounting <u>0</u>	Date <u>12/22/04</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)

