

FEE \$	10.00
TCP \$	39.00
SIF \$	400.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 2977 Luke St
 Parcel No. 2943-174-26-025⁰⁰⁸
 Subdivision WESTLAND ESTATES
 Filing 11 Block 1 Lot 8

No. of Existing Bldgs 0 No. Proposed _____
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name JOHN ROLLINS
 Address 1751 W. DRYCREEK RD
 City / State / Zip LITTLETON, CO 80120

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name JOHN ROLLINS
 Address 1751 W. DRYCREEK RD
 City / State / Zip LITTLETON CO 80120
 Telephone 303 818 0253

***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>	Permanent Foundation Required: YES <u>X</u> NO _____	Parking Requirement <u>2</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Side <u>7'</u> from PL	Rear <u>25'</u> from PL	Special Conditions _____
Maximum Height of Structure(s) <u>35'</u>	Voting District <u>C</u>	Driveway Location Approval <u>TRAD</u> <small>(Engineer's Initials)</small>	

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).

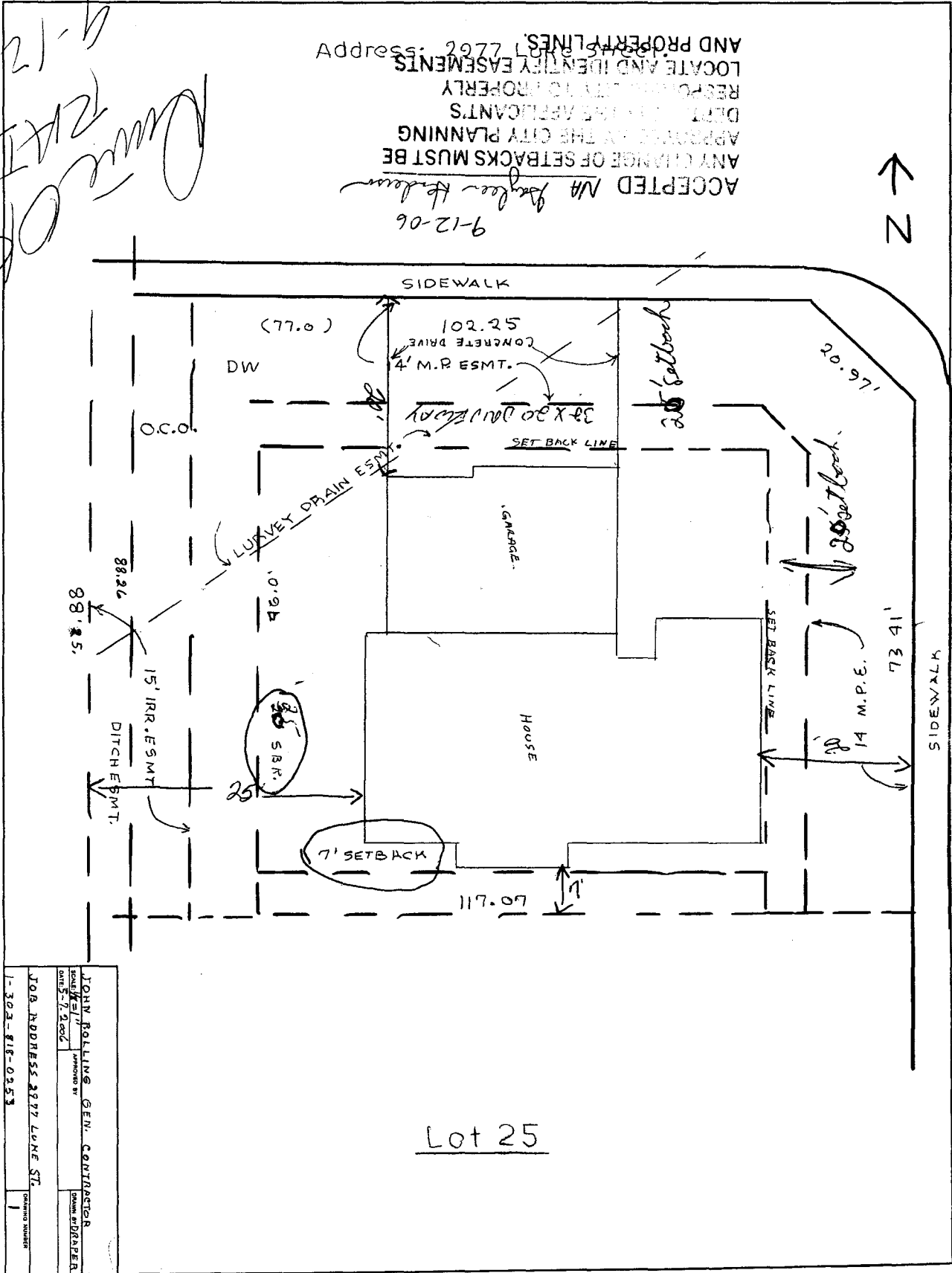
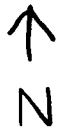
Applicant Signature John Rollins Date 9-11-06
 Department Approval NA Gayleen Henderson Date 9-12-06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19430</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/12/06</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)

9-12-06
Done
OK

ACCEPTED NA *James H. Brown*
 9-12-06
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IN THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.
 Address: 2977 LUNE ST. Lot 25



Lot 25

JOHN ROLLING, GEN. CONTRACTOR
 SCALE 1/4" = 1'-0"
 DATE 5-7-2006
 JOB ADDRESS 2977 LUNE ST.
 1-303-818-0253