

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 530 Mendenway
 Parcel No. 2945-074-37005
 Subdivision Boulder
 Filing 1 Block 2 Lot 5

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2000
 Sq. Ft. of Lot / Parcel 11,354
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2600
 Height of Proposed Structure < 25'

OWNER INFORMATION:

Name Peck Construction Spec.
 Address 2347 S Rin Dr
 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
 Address 2347 S Rin Dr.
 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>[Signature]</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 12/7/06

Department Approval [Signature] Date 12/27/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19836</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/27/06</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)

Redlands Parkway

530 Milene Way

← N

15' EASEMENT

Redlands Parkway Easement

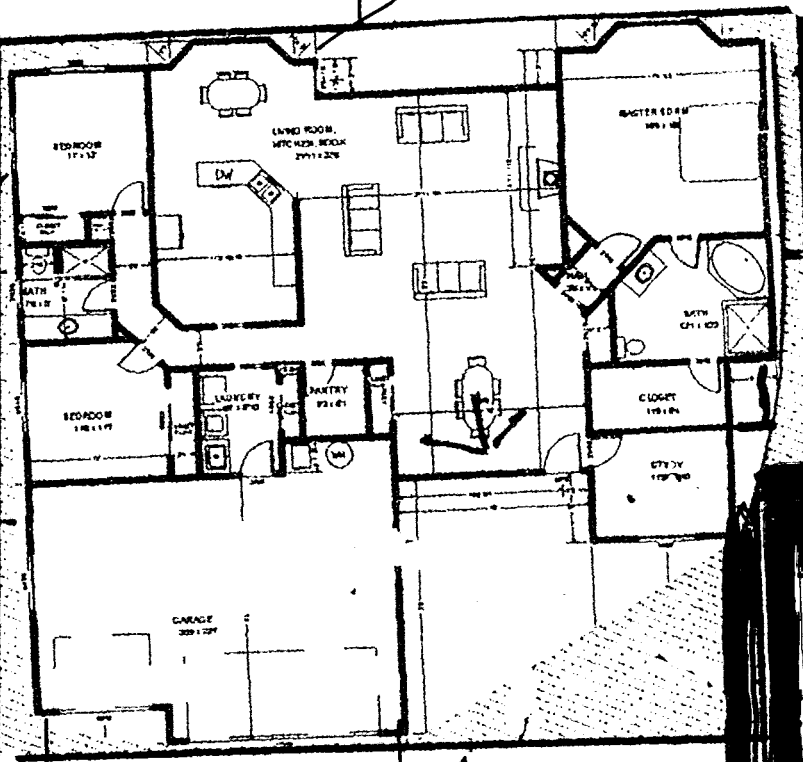
55'

5' easement

5' EASEMENT

7' SET BACK

7'



Driveway 30'

20'

retaining wall

Milene Way

PROPERTY OF Judith A. Rice
 EASEMENTS MUST BE
 IDENTIFIED IN ALL
 CITY PLANNING
 APPLICATIONS
 TO PROPERLY
 IDENTIFY EASEMENTS
 AND PROPERTY LINES

14' M.A.E.