

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 538 Milenc Way
 Parcel No. 2945-074-38-001
 Subdivision Balders
 Filing 1 Block 2 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1900
 Sq. Ft. of Lot / Parcel 14,000
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2600
 Height of Proposed Structure < 25'

OWNER INFORMATION:

Name Peak 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 255-0010

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

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>RSE-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 _____ (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] Judith A. P... Date 12/27/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>19838</u>
Utility Accounting	<input checked="" type="checkbox"/>		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)

538 Kelby Ct.

Greenbelt



Gr

14' EASEMENT

16' EASEMENT

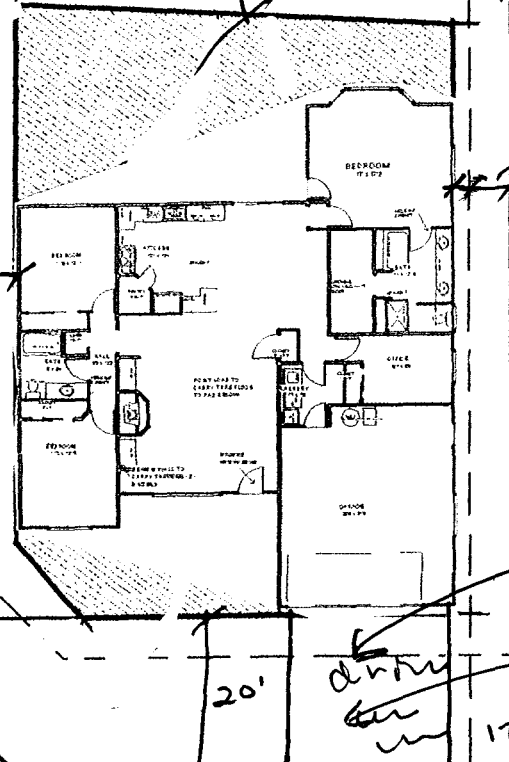
5' EASEMENT

Redlands Parkway

15' easement

Redlands Pkwy easement

100'+



PH Joshua Fox

PROCESSES MUST BE
PLANNING
PLANT'S
PROPERLY
EASEMENTS
LINES

25'

71

20'

drive

14' Multi-purpose easement
Drive 22' wide

12/11/06

Milera Way