

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 465 Madoc St.  
 Parcel No. 2943-162-92-008  
 Subdivision Prairie View  
 Filing 1 Block 2 Lot 8

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1816  
 Sq. Ft. of Lot / Parcel 8905  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 1248  
 Height of Proposed Structure 23 ft.

**OWNER INFORMATION:**

Name Wanda Locke  
 Address 596 35 Rd.  
 City / State / Zip Clifton, Co 81520

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Wanda Locke  
 Address 596 35 Rd.  
 City / State / Zip Clifton Co 81520  
 Telephone 464-5115

**\*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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>RMF-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5'</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>"C"</u> Driveway Location Approval <u>RAT</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).

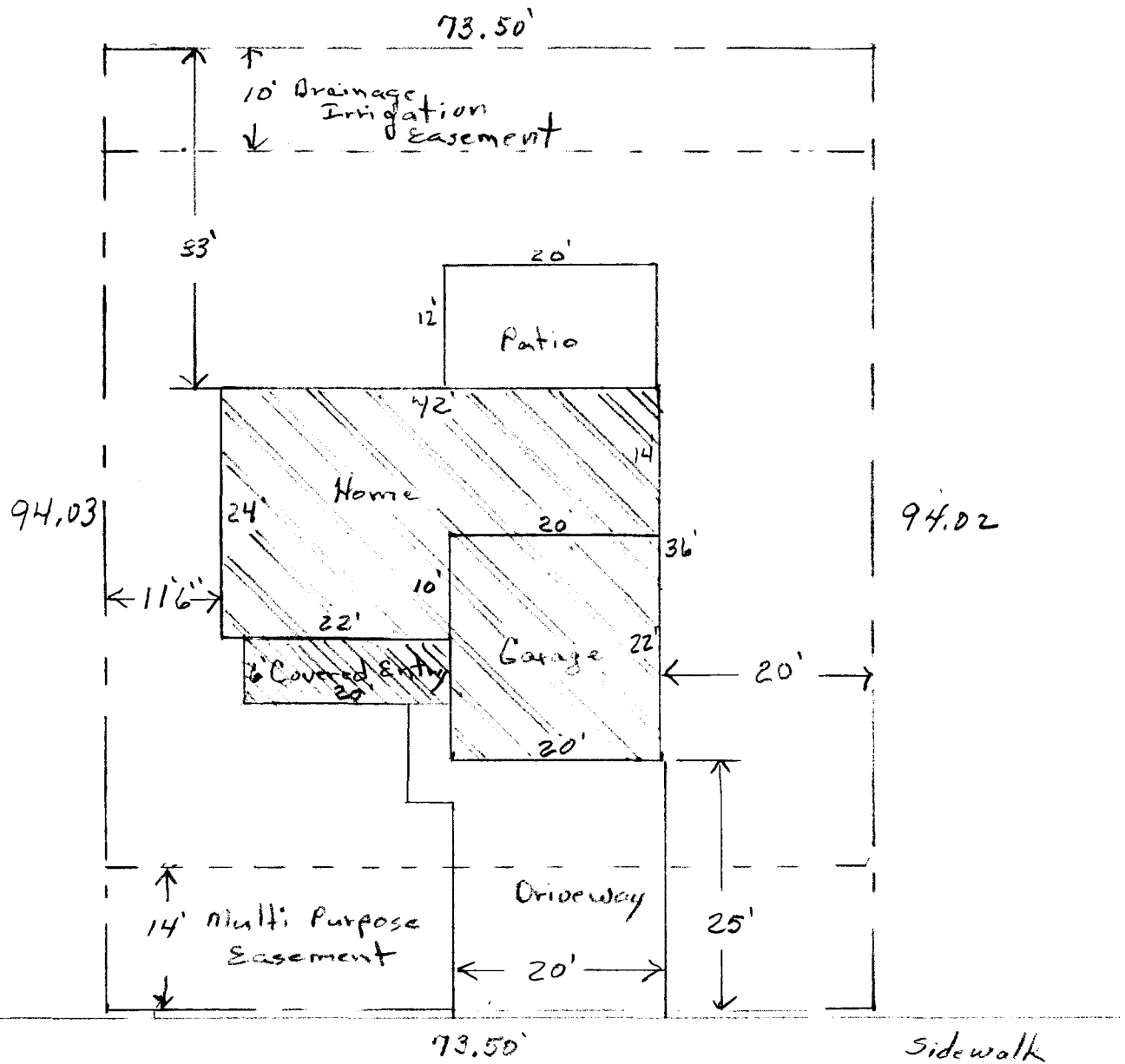
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Wanda Locke Date 4-20-06  
 Department Approval [Signature] Date 5/1/06

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>19050</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/1/06</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)

218  
 ACCEPTED Yasha Nagre  
 ALL EASEMENTS AND ENCUMBRANCES MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. THE CITY DEPT'S  
 DEPARTMENT WILL NOT BE RESPONSIBLE  
 FOR ANY EASEMENTS AND PROPERTY LINES.



MODOC STREET  
 465 Modoc Street  
 Lot 8 BK 2  
 Prairie View Subdivision

— N —>  
 1/16" = 1'  
 Done OK  
 RAD  
 4-27-06  
 5-1-06