

FEE \$ 10. <sup>00</sup> / <sub>1</sub>
TCP \$ 1539. <sup>00</sup>
SIF \$ 460. <sup>00</sup>

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO.

Building Address 466 modoc  
 Parcel No. 2943-142-93-008  
 Subdivision Prairie View  
 Filing 1 Block 3 Lot 8

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 1395  
 Sq. Ft. of Lot / Parcel 6820  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 1844  
 Height of Proposed Structure 22'

**OWNER INFORMATION:**

Name Jun Strothman  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Camelot Builders  
 Address 2814 Ridge Dr.  
 City / State / Zip G.T. CO. 81506  
 Telephone 201-1599

**\*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>20.3 1/2</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/>
Side <u>5' 9 1/2"</u> from PL Rear <u>25' 8 1/2"</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>RAD</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).

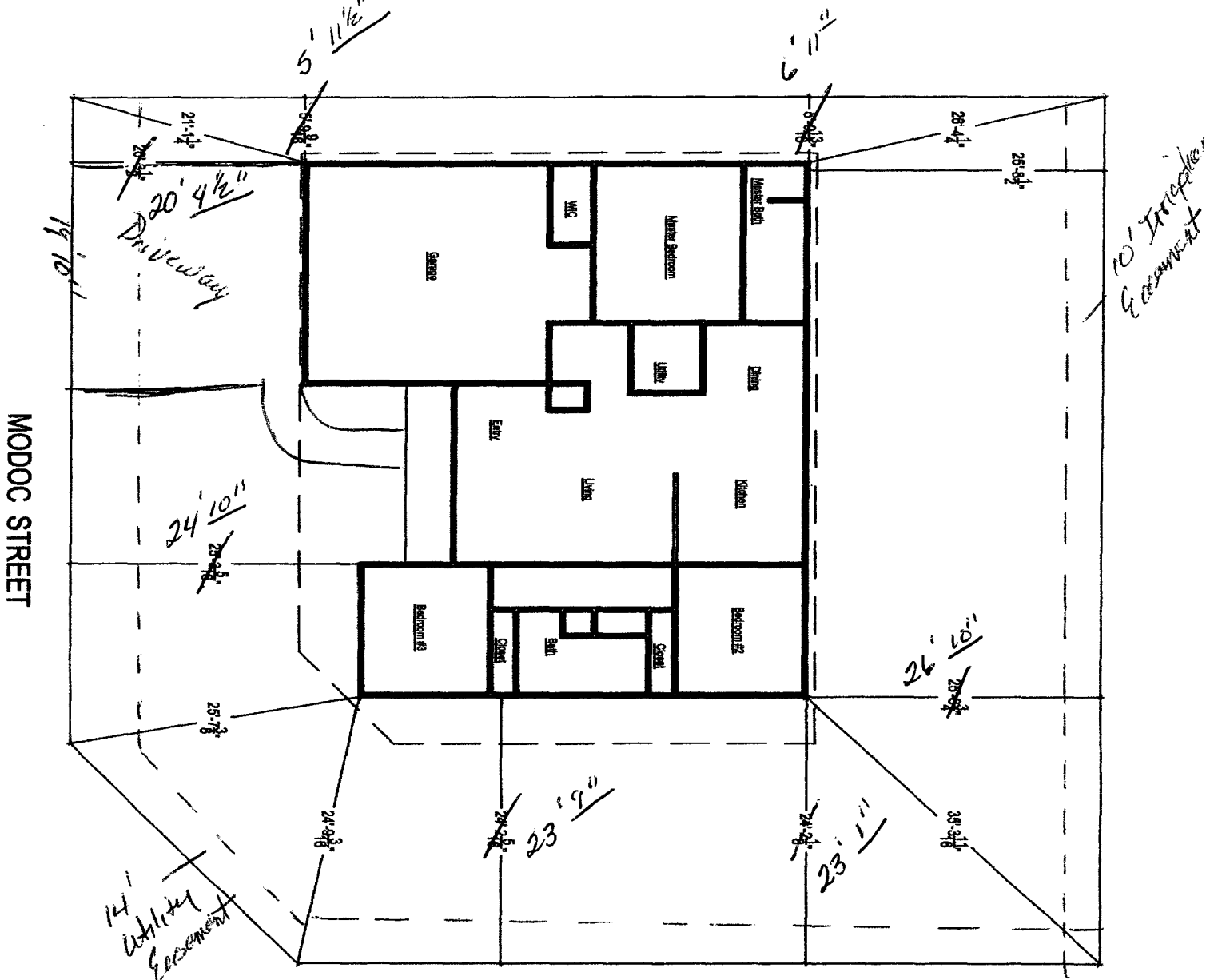
Applicant Signature Ben Khan Date 6-9-06  
 Department Approval Wendy Spurr Date 6/19/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19165</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/19/06</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)

Wendy Spurr 6/19/06

DEPARTMENT OF CONSTRUCTION  
RECORDS SECTION  
LOCAL ORDINANCES, EASEMENTS  
AND REGULATIONS.



Revised by Asha Chagan 7/10/06

Drawn OK  
RAT  
6-15-06

ACCEPTED  
ANY CHANGE TO TRACKS MUST BE  
APPROVED BY THE RECORDS SECTION  
BEFORE ANY CONSTRUCTION BEGINS  
RECORDS SECTION  
LOCAL ORDINANCES, EASEMENTS  
AND REGULATIONS

**Strothman Residence**  
Address

**ADT**  
Advanced Drafting Technicians LLC  
1000 North 9th Suite #33  
Grand Junction CO 81504  
Phone (970) 242 8882

A4

NTS

5/4/06

5/8/06