

FEE \$	10.00
TCP \$	1539.00
SIF \$	400.00

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 3038 MO HAWK No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-162-91-010 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2074  
 Subdivision Prairie view Sq. Ft. of Lot / Parcel 6681  
 Filing \_\_\_\_\_ Block 1 Lot 10 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2474  
 Height of Proposed Structure 16-17'

**OWNER INFORMATION:**

Name CT INVESTMENTS LLC  
 Address PO BOX 312  
 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 TNT CUSTOM BUILDERS  
 Address PO BOX 312  
 City / State / Zip CLIFTON CO. 81520  
 Telephone 970-2164096

\*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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>RWF-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>4</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 Tom S. [Signature] Date NOV-28-06  
 Department Approval [Signature] Date 12/5/06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19751</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/5/06</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)

# PLOT PLAN

5' set back

10' set back

76'

25'

5'

UTILITY  
EASEMENT  
10'

10'

25' set back

12-5-06

ACCEPTED *[Signature]* 12/5/06  
ANY CHANGES TO NETWORKS MUST BE APPROVED BY CITY PLANNING DEPT. APPLICANT'S RESPONSIBILITY TO VERIFY LOCAL UTILITY EASEMENTS AND CONNECTIONS

HOUSE  
61' X 42'

42

DRIVE ON  
SE  
12/5/06

~~61~~ 61

20' set back

20' X 20'  
DRIVEWAY

20'

14' EASEMENT

3038  
MOHAWK

IRR. EASEMENT