

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 ~~27~~ 245 Papago

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2943-294-30-007

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2263

Subdivision Chipeta Glenn

Sq. Ft. of Lot / Parcel 8167

Filing 32 Block 1 Lot 7

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3900

**OWNER INFORMATION:**

Height of Proposed Structure 24'-0"

Name CoolWater Homes

**DESCRIPTION OF WORK & INTENDED USE:**

Address 2522 Hwy 6E50

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

City / State / Zip Grand Jct / CO. / 81505

**APPLICANT INFORMATION:**

**\*TYPE OF HOME PROPOSED:**

Name CoolWater Homes

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

Address 2522 Hwy 6E50

City / State / Zip Grand Jct / CO. / 81505

NOTES: \_\_\_\_\_

Telephone 970-242-4766

**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 RSF-4

Maximum coverage of lot by structures 50%

SETBACKS: Front 20' from property line (PL)

Permanent Foundation Required: YES  NO

Side 7' from PL Rear 25' from PL

Parking Requirement 2

Maximum Height of Structure(s) 35'

Special Conditions APR 06 2006

Voting District "E" Driveway Location Approval WJ  
(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 3-15-06

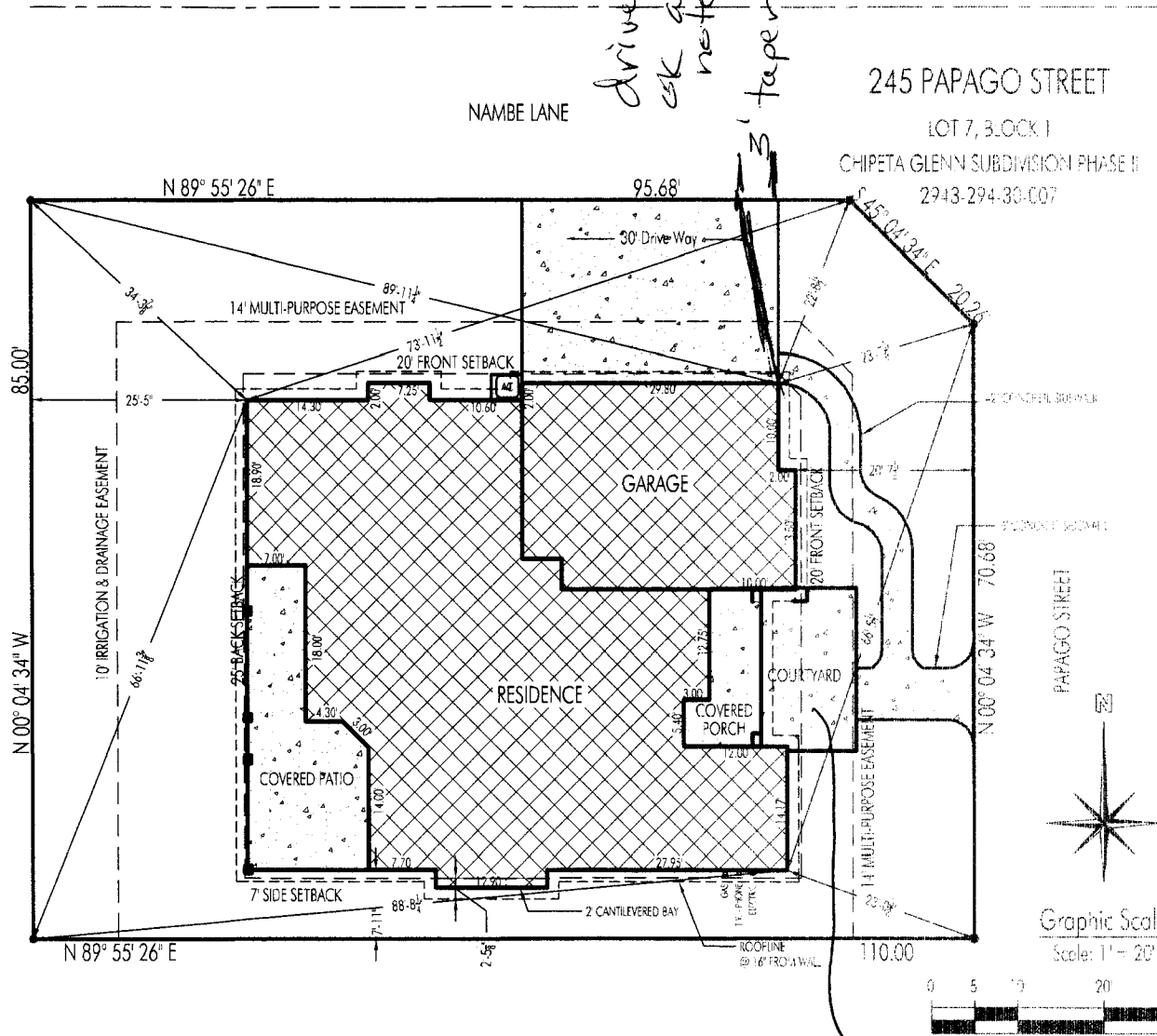
Department Approval [Signature]

Date 4-6-06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>(SMSP)</u>
Utility Accounting <u>T. B. Cassey</u>	Date <u>4/6/06</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)

4/5/06  
 driveway  
 sk as  
 noted  
 see



5/11 4-6-06  
 ACCEPTED: Kathy Vada  
 ANY CHANGES MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. ALL SETBACKS  
 RESERVE RIGHTS MUST BE CLEARLY  
 LOCATED AND PROPERTY LINES  
 AND PROPERTY LINES.

- ① - cannot be covered in atback area
- ② - if constructing a fence, need a fence permit