

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 290 Pinos St.
 Parcel No. 2945-252-00-011
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1050 Sq. Ft. Proposed 4200 Sq. Ft.
 Sq. Ft. of Lot / Parcel 12090
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2975
 Height of Proposed Structure 13ft - 5"

OWNER INFORMATION:

Name James M. Rodgers
 Address 290 Pinos St.
 City / State / Zip Grand Jct. CO. 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name JAMES M. RODGERS
 Address 290 Pinos St.
 City / State / Zip Grand Jct. CO. 81505
 Telephone 245-0171 wk 245-6807 Hm
Cell 270-0310

***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.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-8 Maximum coverage of lot by structures 70
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES NO _____
 Side 5/3 from PL Rear 10/5 from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District _____ Driveway Location Approval [Signature]
 (Engineer's Initials)

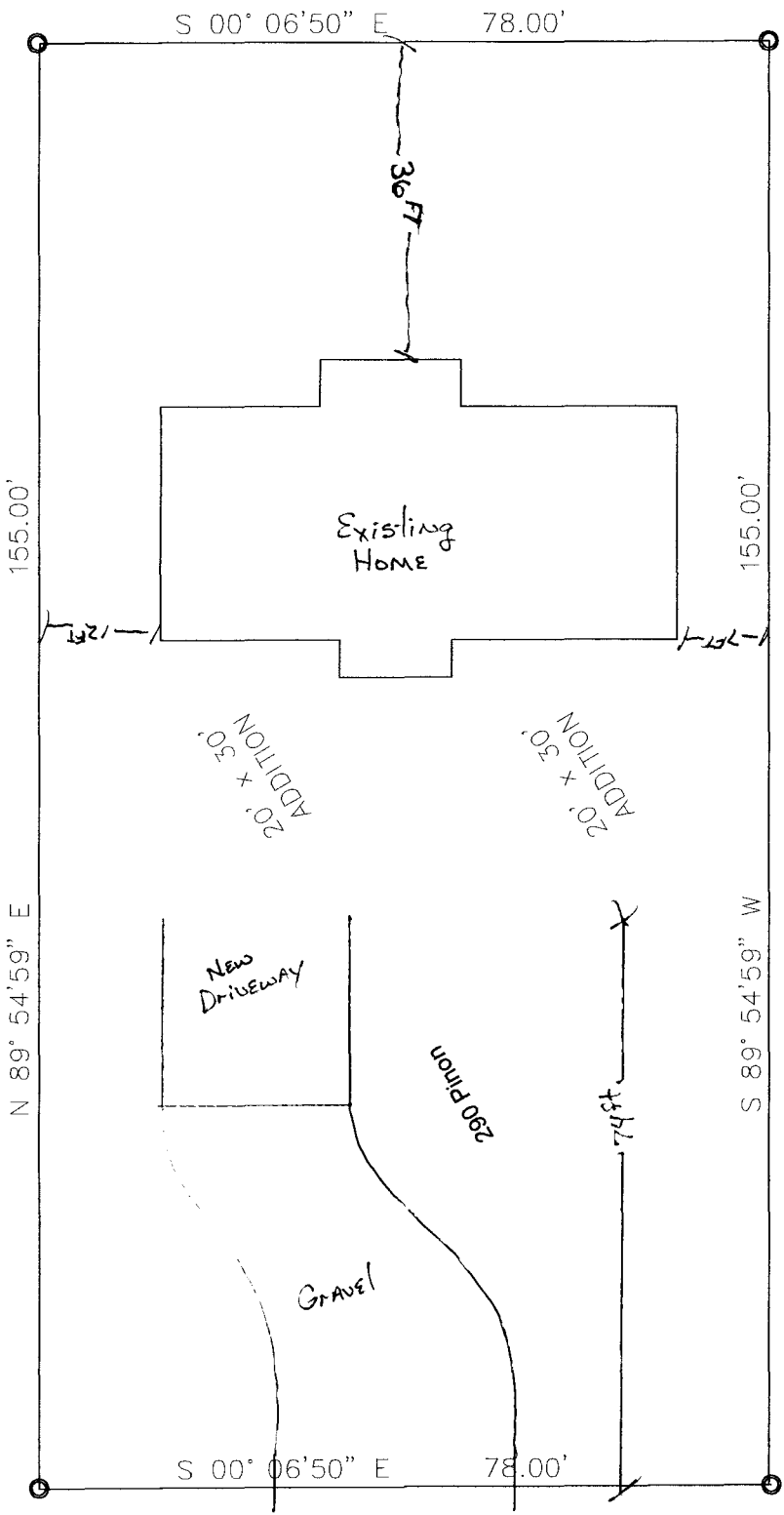
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 James M. Rodgers Date 4-21-06
 Department Approval [Signature] Date 4-24-06

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. _____
 Utility Accounting [Signature] Date 4/24/06

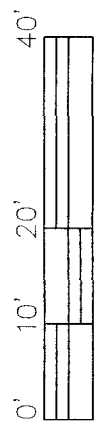
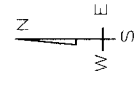
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



4/24/06

ACCEPTED WS Gaylen Hendrick

ANY CHANGE OF REFERENCE MUST BE APPROVED BY THE PLANNING DEPARTMENT. THE APPLICANT SHALL LOCATE AND VERIFY ALL EASEMENTS AND PROPERTY LINES.



SCALE: 1" = 20'

Driveway ↑

driveway ok
@ 32' max width
WCH 4/21/06