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## PLANNING CLEARANCE

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

BLDG PERMIT NO.
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Building Address 807 Somoan Drive No. of Existing Bldgs 1 No. Proposed 1  
Parcel No. 2701-264-02-010 Sq. Ft. of Existing Bldgs 2,000 Sq. Ft. Proposed 168  
Subdivision PARADISE HILLS Sq. Ft. of Lot / Parcel 12,134  
Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
Height of Proposed Structure 10'

**OWNER INFORMATION:**

Name JOHN C. LILJENBERG  
Address 807 SAMOAN DR.  
City / State / Zip GRAND JCT, CO 81506

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): PORTABLE STORAGE

**APPLICANT INFORMATION:**

Name SAME  
Address \_\_\_\_\_  
City / State / Zip \_\_\_\_\_  
Telephone 970-248-8090

\*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>R8F-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>3</u> from PL Rear <u>5</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>30</u>	Special Conditions <u>10 ft utility; present in back.</u>
Voting District _____	Driveway Location Approval _____ (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 John C. Liljenberg Date 8-4-2006  
Department Approver [Signature] Date 8/18/06

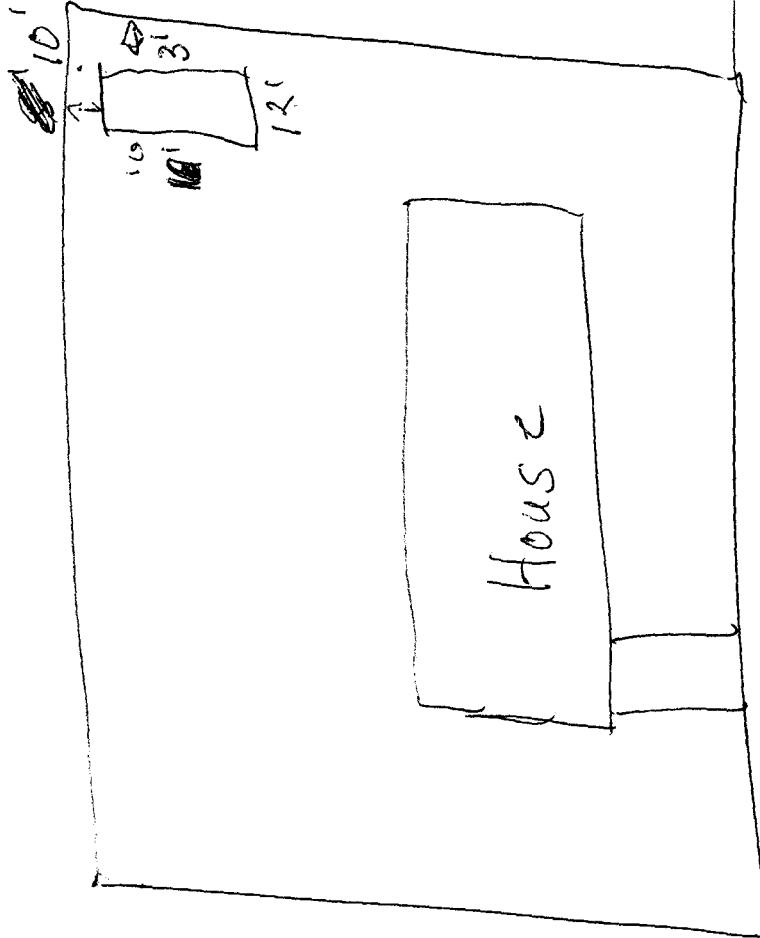
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u>Kate Lindberg</u>	Date <u>9/18/06</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 22.C.1 Grand Junction Zoning & Development Code)  
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED  
ANY CHANGES TO THIS PLAN MUST BE  
APPROVED BY THE PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

*Palstoc*

North



Front