

FEE \$ 10.00
 TCP \$
 SIF \$

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)
Community Development Department

Building Address 105918 - 34638
2983 Summerbrook DR No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2943-051-72-005 Sq. Ft. of Existing Bldgs 1298 Sq. Ft. Proposed 112
 Subdivision BROOKSIDE Sq. Ft. of Lot / Parcel _____
 Filing _____ Block _____ Lot _____ Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1410
 Height of Proposed Structure 8'

OWNER INFORMATION:

Name Dwain O Thomas
 Address 2983 Summerbrook
 City / State / Zip GRAND JCT, CO 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Dwain O Thomas
 Address 2983 Summerbrook DR.
 City / State / Zip GRAND JCT CO 81504
 Telephone 970 241 3168

***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 PD Maximum coverage of lot by structures _____
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side 3' from PL Rear 5' from PL Parking Requirement 2
 Maximum Height of Structure(s) _____ Special Conditions _____
 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 Dwain O Thomas Date 9-13-06
 Department Approval [Signature] Date 9-13-06

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. NO SWR / NO WTR charge.
 Utility Accounting [Signature] Date 9/13/06

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)

