

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

# PLANNING CLEARANCE

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

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

Building Address 486 Tanner ST.  
Parcel No. 2943-152-73-009  
Subdivision Summit View Ranch II  
Filing 2 Block Tanner Lot 8

No. of Existing Bldgs 1 No. Proposed 1  
Sq. Ft. of Existing Bldgs 1656 Sq. Ft. Proposed 244  
Sq. Ft. of Lot / Parcel 7,344 sq. ft.  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) 2900 sq ft  
Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Brandy and Wes Calton  
Address 486 Tanner ST  
City / State / Zip G.J. Colo. 81504

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel
- Addition EN Large master Bedroom  
add play room

**APPLICANT INFORMATION:**

Name Home Masters Inc.  
Address 1984 K Rd  
City / State / Zip Fruita Colo. 81521  
Telephone 970-858-3370

**\*TYPE OF HOME PROPOSED:**

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

NOTES: NO Impact Change/sewer or water

**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 <u>RMF-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 _____	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).

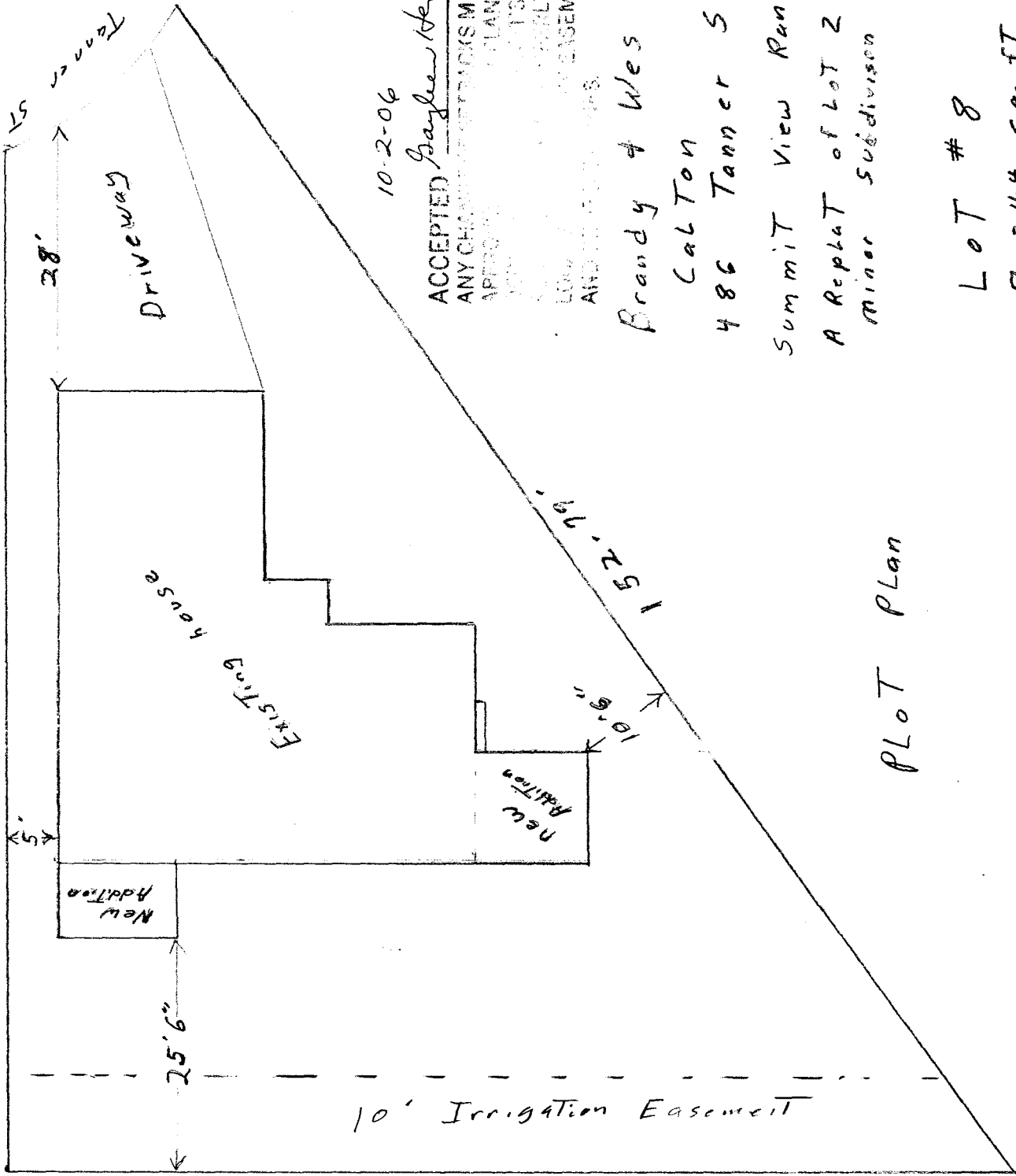
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Mitchell D. Smith Date 10/2/06  
Department Approval Gayle Henderson Date 10-2-06

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>10/2/06</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)

109.80'



10-2-06

*Gayle Anderson*

ACCEPTED  
 ANY CHANGES TO THIS PLOT MUST BE  
 APPROVED BY THE PLANNING  
 DEPARTMENT AND THE CITY  
 ENGINEER AND THE EASEMENTS  
 AND THE IRRIGATION EASEMENTS.

Brandy & Wes

Calton

486 Tanner St

Summit View Ranch II

A REPLAT of LOT 2 TIMM

Minor Subdivision

LOT # 8

7,344 sq. ft.

Scale 1/16" = 1'

PLOT Plan

106.17'