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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

63211-35283

Building Address 2286 VISTARIO CT
 Parcel No. 2945-071-34-014
 Subdivision VISTA DEL RIO
 Filing 3 Block 1 Lot _____

No. of Existing Bldgs 2 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1930 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name DEAN TALBOT
 Address 2286 VISTARIO CT
 City / State / Zip GRAND JUNCTION, CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name DEAN TALBOT
 Address 2286 VISTARIO CT
 City / State / Zip GRAND JUNCTION, CO 81503
 Telephone 970-245-1850 261-5290

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): STORAGE SHED

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 <u>PD</u>	Maximum coverage of lot by structures <u>11.9</u>
SETBACKS: Front <u>1</u> <i>per envelope behind front</i> from property line (PL)	Permanent Foundation Required: YES <u>NO</u>
Side <u>10'</u> <i>per envelope</i> from PL	Parking Requirement _____
Rear <u>10'</u> <i>per envelope</i> from PL	Special Conditions _____
Maximum Height of Structure(s) _____	
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 Dean Talbot Date 8-3-06
 Department Approval Judith A. K... Date 8/3/06

Additional water and/or sewer tap fee(s) are required YES NO W/O No. Shed only
 Utility Accounting Patricia Oraveer Date 8/3/06

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)

