

FEE \$ 10<sup>00</sup>  
 TCP \$ 1539<sup>00</sup>  
 SIF \$ 460

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

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

Building Address 459 Washburn St No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-1161-30-005 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1816  
 Subdivision Dakota West Sub Sq. Ft. of Lot / Parcel 7387  
 Filing 1 Block 1 Lot 22 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4217  
 Height of Proposed Structure 23'4"

**OWNER INFORMATION:**

Name Chris Glenbilisky  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_

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

**APPLICANT INFORMATION:**

Name Bookcliff Builders LLC  
 Address 261 Westwater Cir  
 City / State / Zip Fruita CO 81521  
 Telephone 970-261-9644

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

**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>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 <u>X</u> NO _____
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 <u>C</u>	Driveway Location Approval <u>RAD</u> (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).

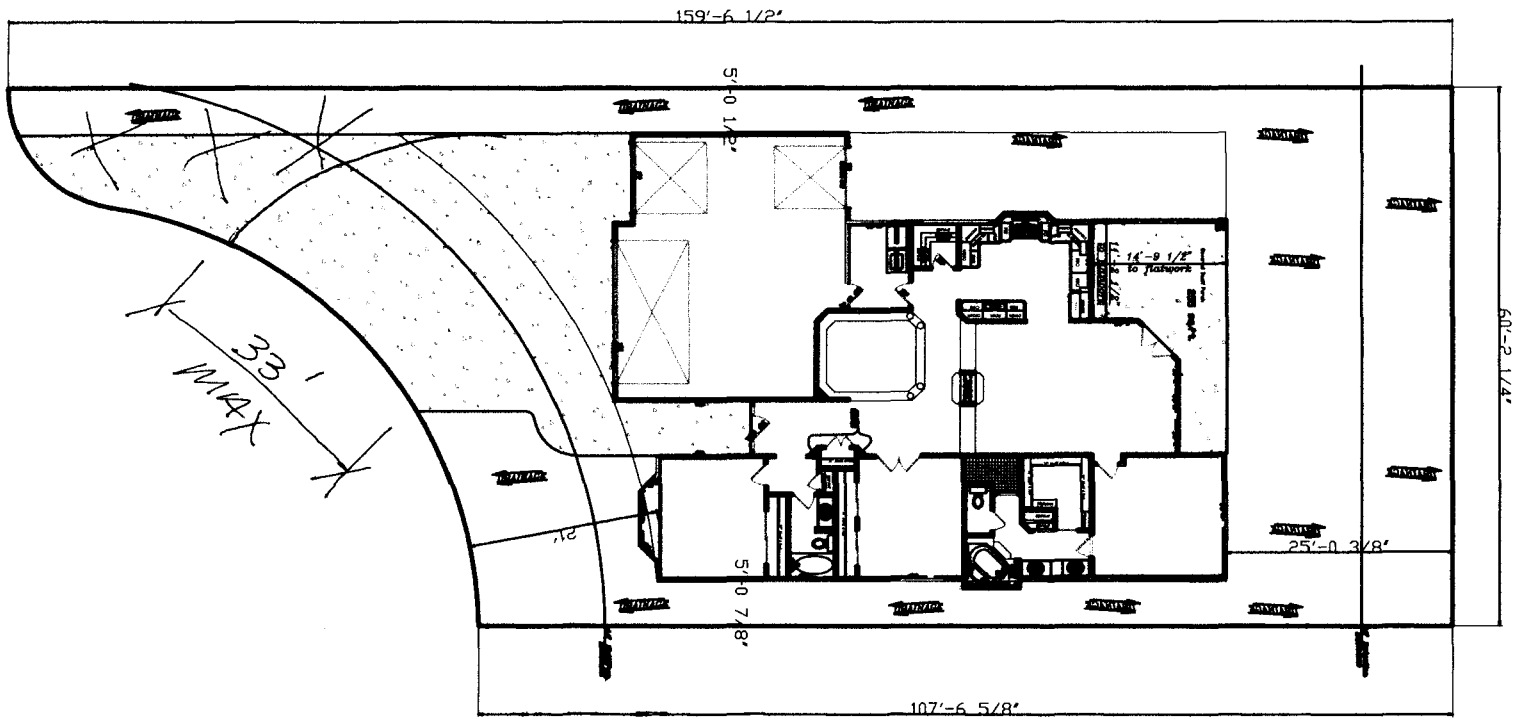
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Sherif Khalifa Date 6-7-06  
 Department Approval Joe C. Taylor Date 6/7/06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19192</u>
Utility Accounting <u>Ch Cole</u>	Date <u>6/6/06</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)

ACCEPTED *C. J. Joyce Hall*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.



*Review Ok.  
 as modified  
 to 14D  
 6-15-06*