

FEE \$ <u>10.00</u>
TCP \$
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 2041 Wrangler Way
 Parcel No. 2947-152-33-005
 Subdivision Independence Ranch
 Filing 3 Block 2 Lot 6

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ 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 Steve Norman
 Address 2041 Wrangler Way
 City / State / Zip G.T. Po 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Rock Construction
 Address P.O. Box 55059
 City / State / Zip G.T. Po 81505
 Telephone 260-2527

***TYPE OF HOME PROPOSED:**

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

NOTES: Conversion of water closet to
3/4 bath

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>45%</u>		
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>		
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>32'</u>	Special Conditions <u>Interior remodel</u>		
Voting District _____	Driveway Location Approval <u>only</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 [Signature] Date 7-27-06
 Department Approval [Signature] Date _____

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u> W/O No. <u>No SWR # WTR Change</u>
Utility Accounting <u>[Signature]</u> Date <u>7/27/06</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)