

FEE \$ <u>10.00</u>
TCP \$ <u>/</u>
SIF \$ <u>/</u>

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

BLDG PERMIT NO. _____

113128-28412

Building Address 720 24 3/4 ROAD
 Parcel No. 2701-334-24-001
 Subdivision PHEASANT MEADOWS
 Filing _____ Block 2 Lot 1

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 2736 Sq. Ft. Proposed 832
 Sq. Ft. of Lot / Parcel 38557
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 14'

OWNER INFORMATION:

Name JOHN & CONNIE SCHMITT
 Address 720 24 3/4 RD
 City / State / Zip GRAND JCT., CO 81505

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

APPLICANT INFORMATION:

Name JOHN & Connie Schmitt
 Address 720 24 3/4 RD
 City / State / Zip GRAND JCT., CO
 Telephone 970-640-7710

*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 <u>R-5</u>	Maximum coverage of lot by structures <u>65%</u>
SETBACKS: Front <u>25</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>3</u> from PL Rear <u>5</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

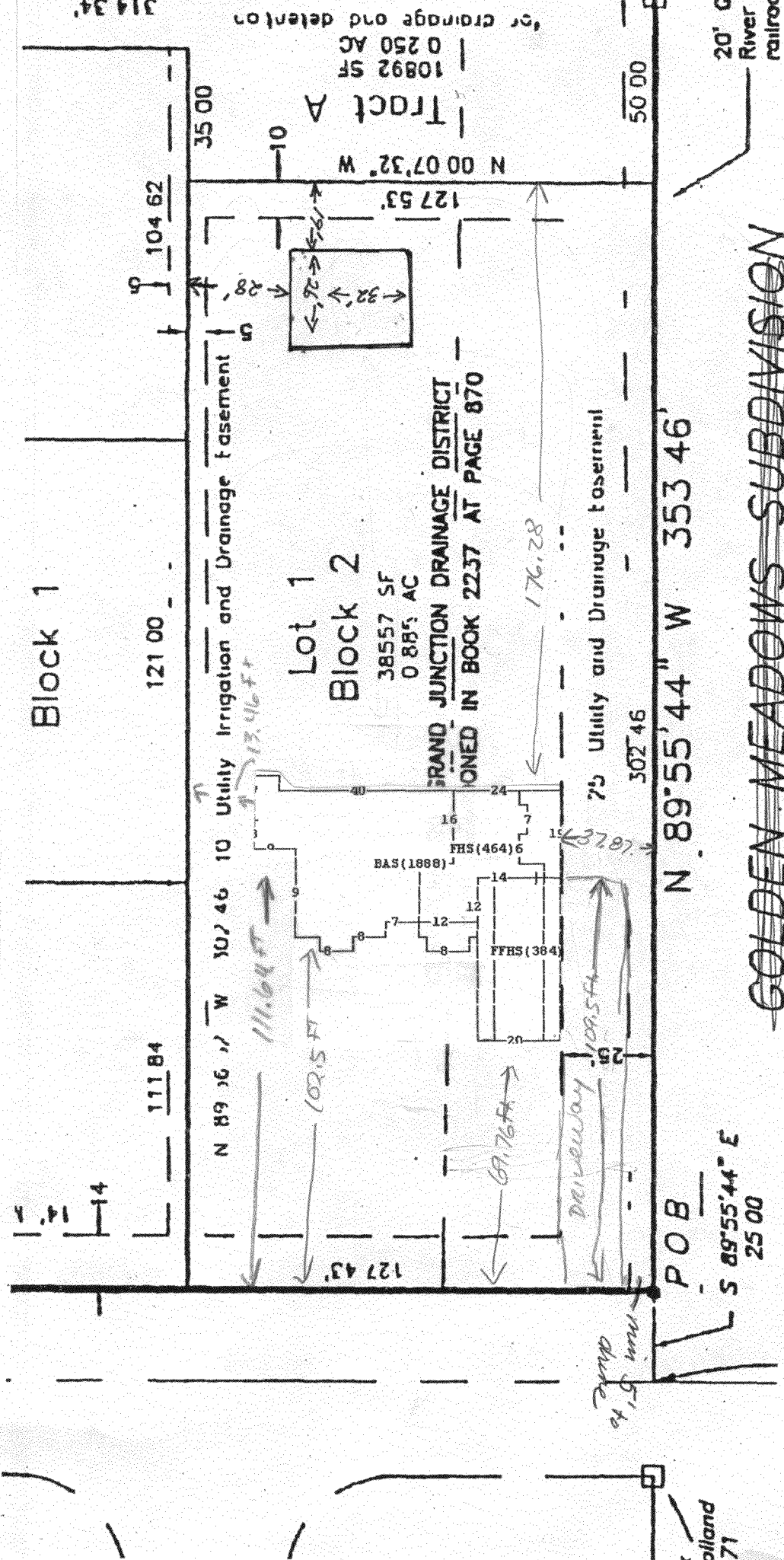
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 [Signature] Date 9/6/07
 Department Approval [Signature] Date 9/3/07

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> W/O No _____
Utility Accounting <u>Other/owner</u> Date <u>9-6-07</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)



GOLDEN MEADOWS SUBDIVISION

ACCEPTED. ANY CHANGES OR REVISIONS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. APPLICANTS ARE RESPONSIBLE TO PROPERLY LOCATE AND IDENTIFY EASEMENT AND PROPERTY LINES.

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