

FEE \$10. <sup>00</sup> / <sub>100</sub>
TCP \$1589. <sup>00</sup> / <sub>100</sub>
SIF \$400. <sup>00</sup> / <sub>100</sub>

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

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

Building Address 727 BEAVER LODGE No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2701-344-35-009 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 4109  
 Subdivision BLUE HERON MEADOW Sq. Ft. of Lot / Parcel 13,066  
 Filing \_\_\_\_\_ Block 3 Lot 9 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 28'

**OWNER INFORMATION:**

Name JOHN ROCHE  
 Address 727 BEAVER LODGE  
 City / State / Zip GRAND JUNCTION CO 81585

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name JOHN ROCHE  
 Address 727 BEAVER LODGE  
 City / State / Zip GRAND JUNCTION CO 81505  
 Telephone 321-213-0825

**\*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-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>7</u> from PL Rear <u>25</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	Special Conditions <u>fire Dept approval</u>
Voting District <u>B</u> Driveway Location Approval <u>DJR</u> (Engineer's Initials)	<u>Required. This lot has landscape &amp; construction instructions? must adhere to geotechnical report described on recorded plat.</u>

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 JUNE 29 07  
 Department Approval [Signature] Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20465</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/20/07</u>

