

FEE \$ <u>5.00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. _____

Building Address 2968 B ROAD (2970 B Rd)
 Parcel No. 2943-294-00-1421
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs 1750 Sq. Ft. Proposed 0
 Sq. Ft. of Lot / Parcel 6.83 Acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1750 SF / 0
 Height of Proposed Structure N/A

OWNER INFORMATION:

Name FURUKAWA FAIRWAY PINES, LLC
 Address 2377 S. Youngfield Way
 City / State / Zip Lakewood, CO 80228

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / Zip _____
 Telephone 720 299-3717

***TYPE OF HOME PROPOSED:**

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

NOTES: Demolition of existing houses
2 structures will be demo'd

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>RSF-11</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions <u>Demo Only</u>
Voting District _____ Driveway Location Approval _____ (Engineer's Initials)	<u>2 Residential Units</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 4/10/07
 Department Approval [Signature] Date 4/10/07

Additional water and/or sewer tap fee(s) are required: YES NO <input checked="" type="checkbox"/> W/O No, <u>NO charge / Demo only</u>
Utility Accounting <u>[Signature]</u> Date <u>4-10-07</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)