

FEE \$ 10.00
 TCP \$ 1589.00
 SIF \$ 460.00

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

BLDG PERMIT NO. _____

Building Address 2917 Brook View Ln BrookView No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943 292 36009 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2000
 Subdivision RIVER VIEW Sq. Ft. of Lot / Parcel 9371
 Filing 1 Block 1 Lot 9 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) ~~327~~ 2700 26%
 Height of Proposed Structure 19'

OWNER INFORMATION:

Name ROEMFISH LLC
 Address 704 ROUND UP
 City / State / Zip C.S. CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name FISHER CONST.
 Address 2078 RAINDANCE CT.
 City / State / Zip C.S. CO 81503
 Telephone 216-7851

***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 <input checked="" type="checkbox"/> NO <input type="checkbox"/> | | |
| Side <u>7</u> from PL Rear <u>25</u> from PL | Parking Requirement <u>2</u> | | |
| Maximum Height of Structure(s) <u>35'</u> | Special Conditions <u>zoning ordinance 10/17/07</u> | | |
| Voting District <u>E</u> | Driveway Location Approval <u>JAK</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 _____ Date 11-13-07

Department Approval JAK Pat Dunlap Date 11/15/07 11/19/07

| | |
|--|------------------------|
| Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | W/O No. <u>Pd@CMSD</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>11/19/07</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)

