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

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

BLDG PERMIT NO. _____

Building Address 2705 CARIBBEAN DRIVE
 Parcel No. 2701-253-04-018
 Subdivision PARADISE HILLS
 Filing #4A Block 1 Lot 18

No. of Existing Bldgs 2 No. Proposed 0
 Sq. Ft. of Existing Bldgs 1761 Sq. Ft. Proposed 293
 Sq. Ft. of Lot / Parcel 13,721
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name SCOTT GREEN
 Address 2705 CARIBBEAN DRIVE
 City / State / Zip GRAND JUNCTION CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name SCOTT GREEN
 Address 2705 CARIBBEAN DRIVE
 City / State / Zip GRAND JUNCTION CO 81501
 Telephone 970-255-1688

***TYPE OF HOME PROPOSED:**

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

NOTES: 293 sq ft patio

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>R8F(1)</u> | Maximum coverage of lot by structures <u>5570</u> |
| SETBACKS: Front <u>20</u> from property line (PL) | Permanent Foundation Required: YES <u>3</u> NO _____ |
| Side <u>7</u> from PL Rear <u>35</u> from PL | Parking Requirement <u>2</u> |
| Maximum Height of Structure(s) <u>35</u> | Special Conditions <u>Addition of covered patio</u> |
| 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).

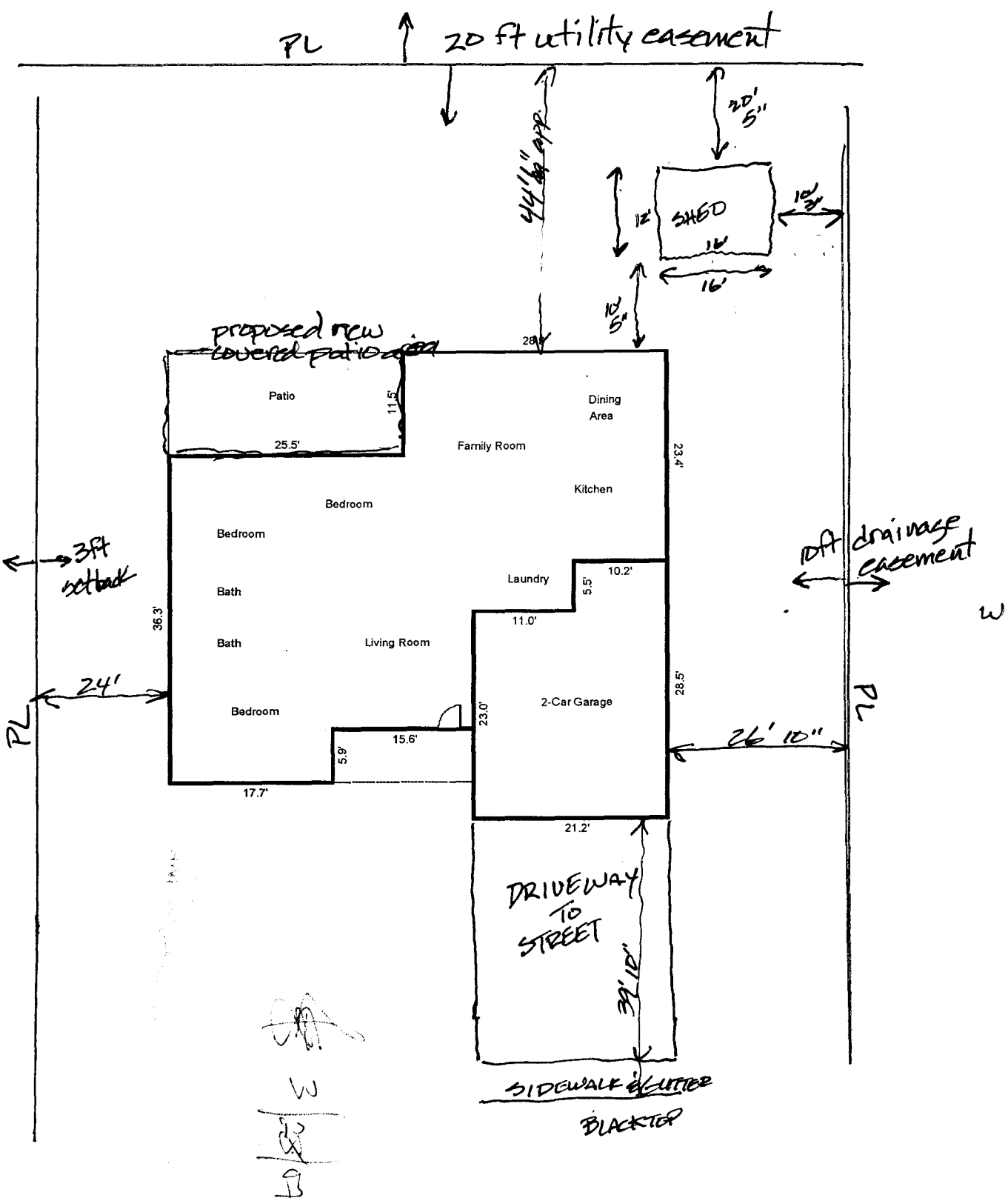
Applicant Signature [Signature] Date 3-28-07
 Department Approval [Signature] Date 3/28/07

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|--|---------------------|--|----------------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u>NO WTR/SWR Charge</u> |
| Utility Accounting | Date <u>3/28/07</u> | | |

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CEILING HEIGHT PROPOSED COVERED PATIO 8' 5" app.

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