

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 2855 Chamomile Dr
 Parcel No. 2943-191-44-003
 Subdivision White Willows
 Filing 2 Block 10 Lot 3

No. of Existing Bldgs _____ No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2265
 Sq. Ft. of Lot / Parcel 10,000
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3845
 Height of Proposed Structure 25'

OWNER INFORMATION:

Name David & Jacquelyn Berry
 Address 494 30³/₄ Rd
 City / State / Zip Grand Jet CO 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name WOODCRAFTER ENTERPRISES LLC
 Address 2535 D Rd
 City / State / Zip Grand Jet. CO 81503
 Telephone 970-640-1653

***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>RSF-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 _____
Side <u>5'</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>Eng foundation required</u>
Voting District _____	<u>ACC Approval required prior to building.</u>
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 4-25-07

Department Approval NA Wendy Spurr Date 4-26-07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>20189</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/26/07</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)

NA Wanda Stone
TRACKS MUST BE
LAWYER'S
IDENTIFY EASEMENTS
AND PROPERTY LINES

Lot 2 Blk 10

Lot 4 Blk 10

