

FEE \$	10
TCP \$	460
SIF \$	1589

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)
Community Development Department

Building Address 2906 Cinder Dr.
 Parcel No. 2943-293-41-006
 Subdivision Mason Ridge
 Filing _____ Block _____ Lot 6

No. of Existing Bldgs — No. Proposed 1
 Sq. Ft. of Existing Bldgs — Sq. Ft. Proposed 2382
 Sq. Ft. of Lot / Parcel 8086
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3234 ft²
 Height of Proposed Structure 20.5 ft

OWNER INFORMATION:

Name Ruckman Inc.
 Address PO Box 2204
 City / State / Zip GJ CO 81502

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Ruckman, Inc.
 Address PO Box 2204
 City / State / Zip GJ CO 81502
 Telephone 970-234-6000

***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) <u>35</u>	Special Conditions _____
Voting District <u>E</u> Driveway Location Approval <u>PH</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 12-3-07

Department Approval PH Pat Dunlap Date 12/17/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>omsd #5134</u>
Utility Accounting <u>Pat Dunlap</u>	Date <u>12/17/07</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)

