

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

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

PM

BLDG PERMIT NO.

113756-52141

Building Address 690 CLOVERDALE DR.
 Parcel No. 2945-022-03-004
 Subdivision GLEN CARO
 Filing _____ Block _____ Lot 4

No. of Existing Bldgs 2 No. Proposed 1
 Sq. Ft. of Existing Bldgs 2000 Sq. Ft. Proposed 1120
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure 15'

OWNER INFORMATION:

Name BOB RIDER
 Address 690 CLOVERDALE DRIVE
 City / State / Zip GRAND JCT, CO 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name LEITER CONST, INC.
 Address 355 25 1/4 Rd
 City / State / Zip GRAND JCT, CO 81503
 Telephone 261-0488

***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 R-1
 SETBACKS: Front 25 from property line (PL)
 Side 3 from PL Rear 30 from PL
 Maximum Height of Structure(s) 35
 Voting District _____
 Driveway Location Approval _____
 (Engineer's Initials)

Maximum coverage of lot by structures _____
 Permanent Foundation Required: YES _____ NO _____
 Parking Requirement _____
 Special Conditions _____

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).

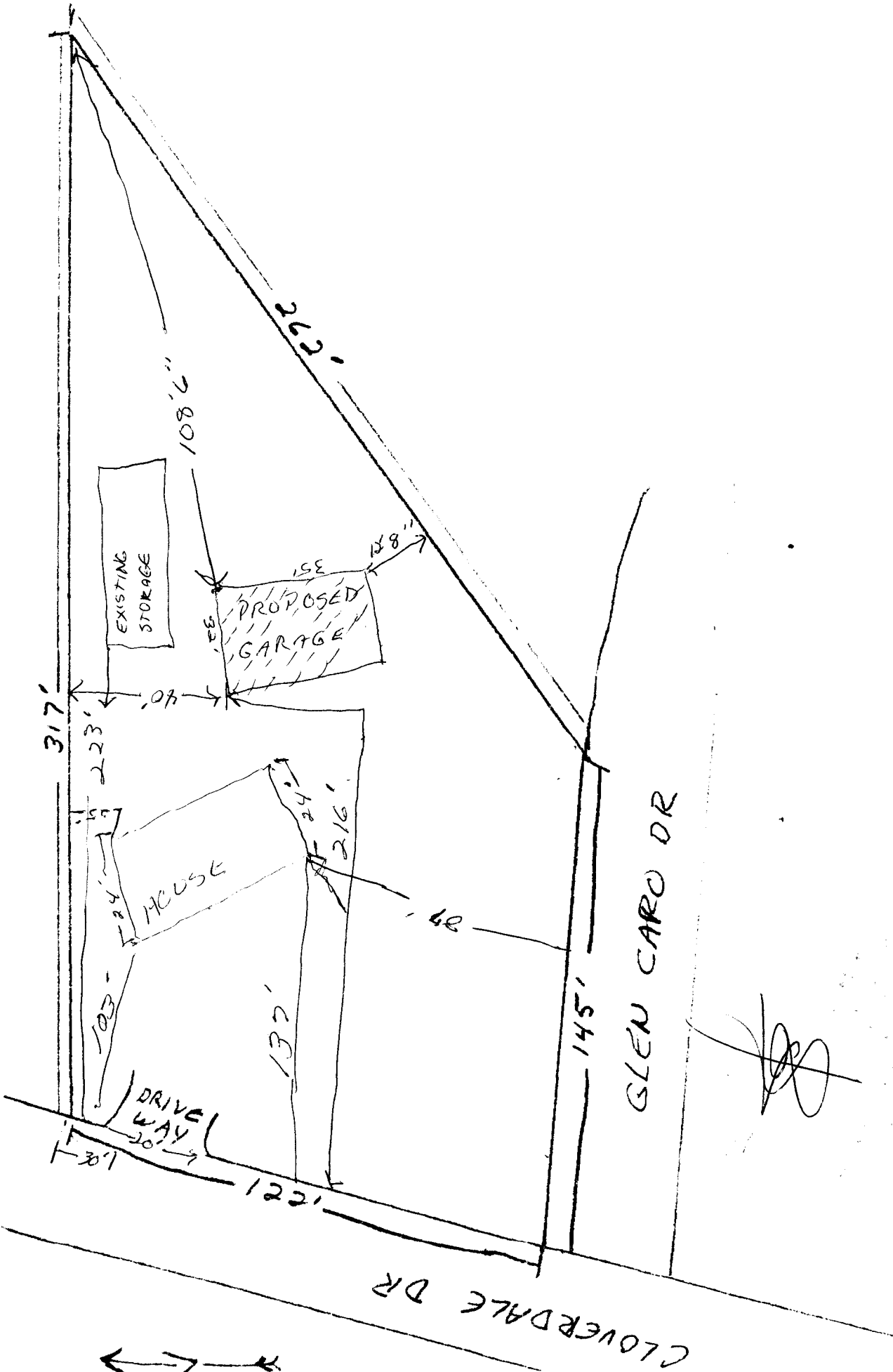
Applicant Signature Keith Leiter Date Aug 14 2007

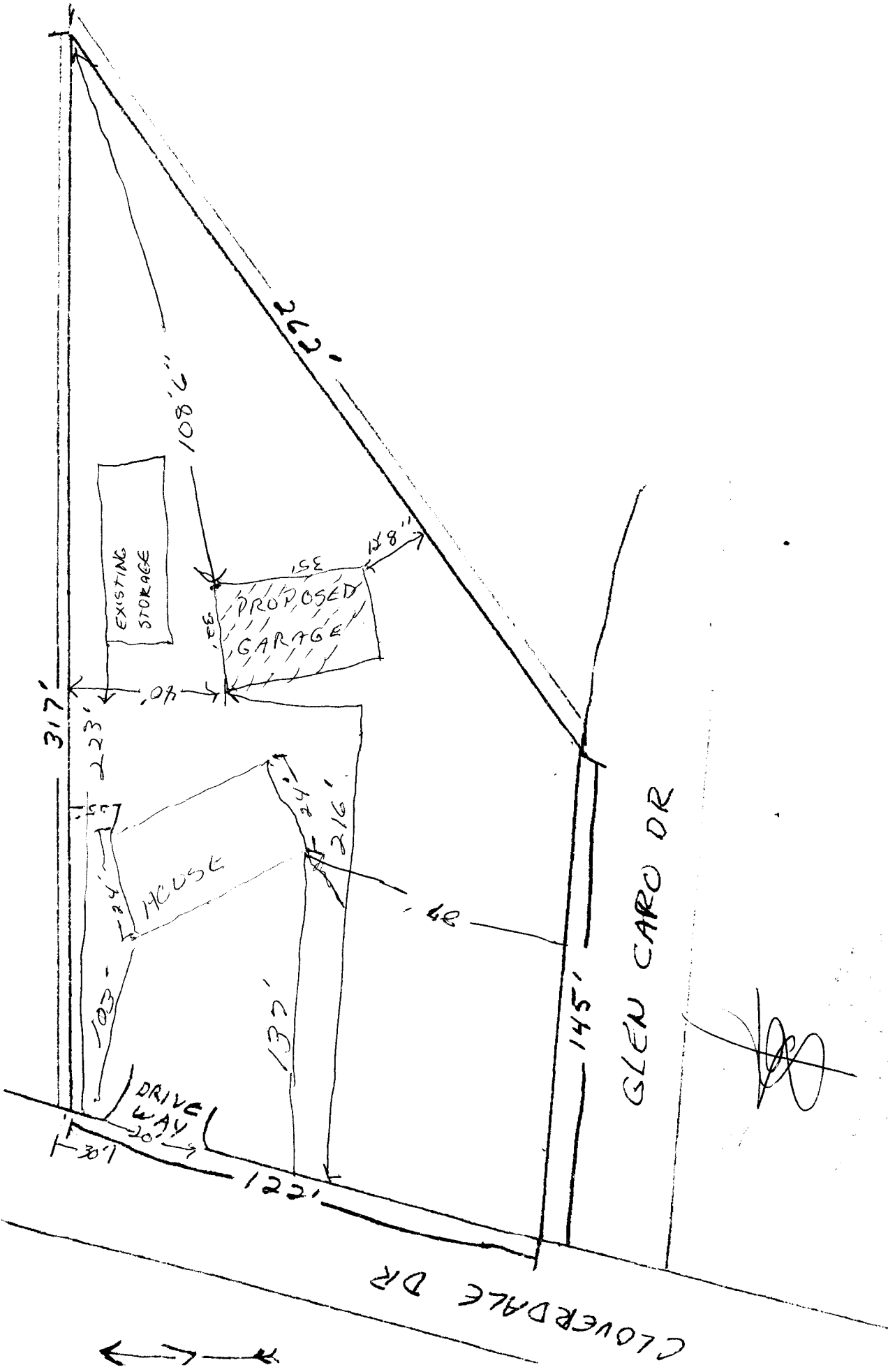
Department Approval [Signature] Date 8/14/07

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. NO charge sewer water

Utility Accounting [Signature] Date 8-14-07

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)





317'

262'

108'

EXISTING STORAGE

PROPOSED GARAGE

HOUSE

DRIVEWAY

GLEN CARLO DR

CLOVERDALE DR

