

PH

FEE \$10.00
TCP \$1500.00
SIF \$120.00

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

108352-9986

Building Address 3630 Elderberry Cir No. of Existing Bldgs 1 No. Proposed 1
Parcel No. 2945-011-32-007 Sq. Ft. of Existing Bldgs 1925 Sq. Ft. Proposed 192
Subdivision Spring Valley Sq. Ft. of Lot / Parcel _____
Filing 16 Block 19 Lot 7 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
Height of Proposed Structure _____

OWNER INFORMATION:

Name Ben Mosbey
Address 3630 Elderberry Cir
City / State / Zip G Jct 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Chuck Eddy
Address 3131 D Rd
City / State / Zip G Jct 81504
Telephone 434-9322

*TYPE OF HOME PROPOSED:

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

Addition to home -
NOTES: 12x16 Summer Room
NO/SWE ~~WTR~~ WTR change.

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-5</u>	Maximum coverage of lot by structures <u>60%^{7D}</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> 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>Addition</u>
Voting District <u>C</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 Chuck Eddy Date 8-26-07

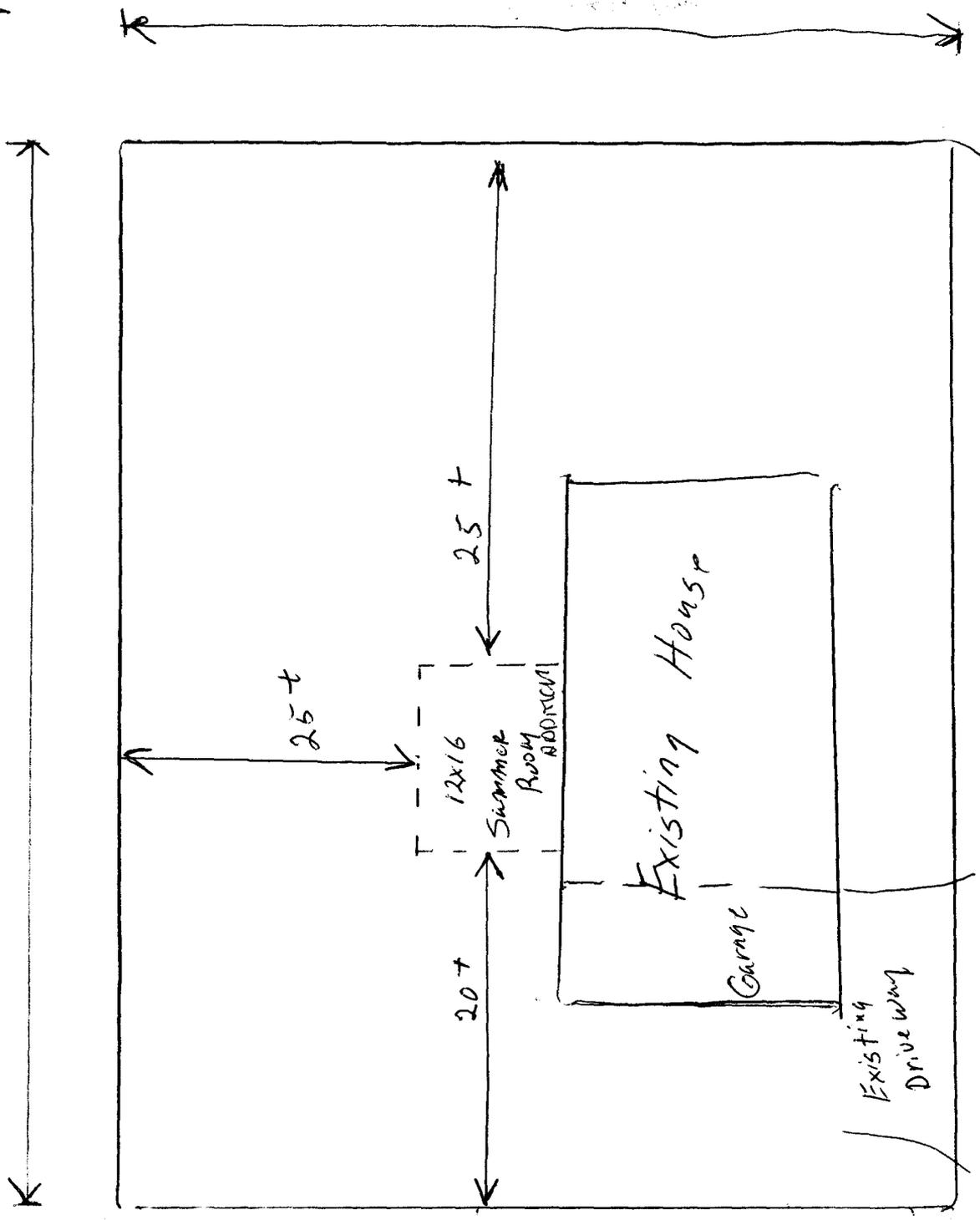
Department Approval [Signature] Date 8/28/07

Additional water and/or sewer tap fee(s) are required	YES	NO <u>X</u>	W/O No. <u>NO WTR/SWR change</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/29/07</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)

Judith A. Pean

North
↑



Elder Berry Cir (NOT TO SCALE)