

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. _____

Building Address 2589 F 1/2 Rd
 Parcel No. 2945-034-00-172
 Subdivision NONE (MEETS & BOUNDS)
 Filing ✓ Block — Lot —

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1728 Sq. Ft. Proposed 3272 =
 Sq. Ft. of Lot / Parcel 1.25 Acre (840 GARAGE 1600 NEW HOUSE 832 BSMT.)
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 233'
 Height of Proposed Structure 23'

OWNER INFORMATION:

Name ALAN & JUDY WORKMAN
 Address 1873 DEER PARK CIR S.
 City / State / Zip GRAND Jct. Co 81503

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name RONALD D. WILTGEN
 Address PO BOX 3741
 City / State / Zip GRAND Jct. Co 81502
 Telephone 970-260-6205

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: ADDITION & NEW GARAGE

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-1</u>	Maximum coverage of lot by structures <u>20%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>✓</u> NO _____		
Side <u>15'</u> from PL Rear <u>30'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____		
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).

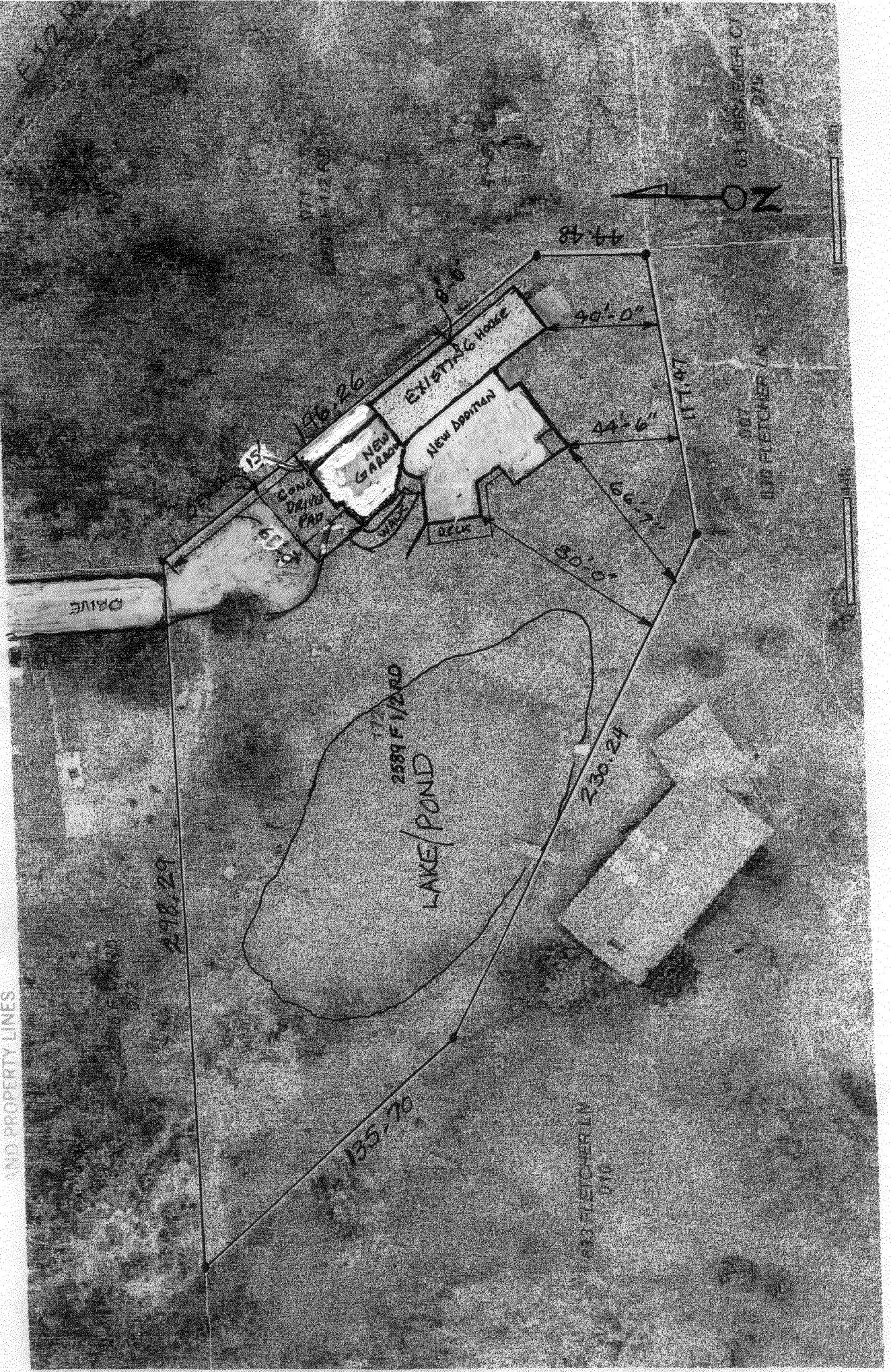
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 5/23/07
 Department Approval [Signature] Date 5-23-07

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. _____
Utility Accounting	<u>[Signature]</u>		Date <u>5/23/07</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)

ACCEPTED *Gayle Henderson 5-2-5-01*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES



CITY MEMBER OF

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DAN FLETCHER L.P.

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DAN FLETCHER L.P.