

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

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

9199-5694

Building Address 2406 Hall
 Parcel No. 2945-124-02-017
 Subdivision Regent Sub
 Filing _____ Block 1 Lot 5

No. of Existing Bldgs 2 No. Proposed 2
 Sq. Ft. of Existing Bldgs 2040 Sq. Ft. Proposed 330
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Robert & Winnifred Dyer
 Address 2406 Hall
 City / State / Zip Grand Junction 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 330 sq ft

APPLICANT INFORMATION:

Name Fred Stewart
 Address 2325 Hall
 City / State / Zip GJ 81501
 Telephone 270 9408

***TYPE OF HOME PROPOSED:**

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

NOTES: Porch / NO WTL / SWK Charge

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 RMF-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20'/25' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 5'/3' from PL Rear 10'/5' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District _____ Driveway _____
 Location Approval _____
 (Engineer's Initials)

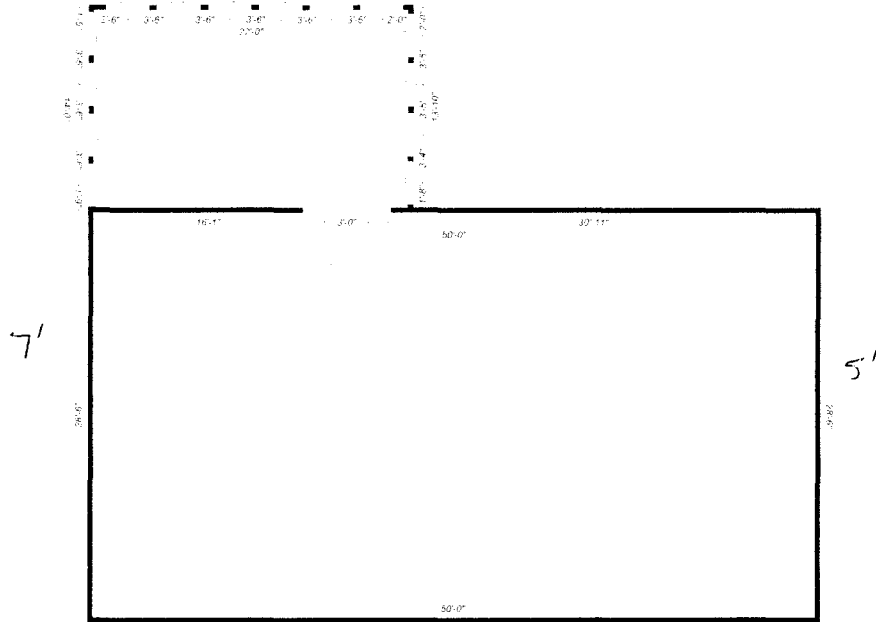
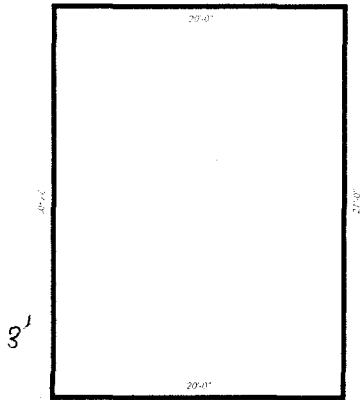
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 2-9-07
 Department Approval [Signature] Date 2-9-07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>2/9/07</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)



2-9-07

Gayleen Henderson

I hereby certify that the above is a true and correct copy of the original
 drawings as submitted to the City of Henderson, Nevada, for the purpose of
 recording the same.

2406 Hall