

FEE \$	10.00
TCP \$	/
SIF \$	/

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 65128-13460
375 1/2 Hill View Dr.

No. of Existing Bldgs 1 No. Proposed 1

Parcel No. 2945-201-06-016

Sq. Ft. of Existing Bldgs 1604 Sq. Ft. Proposed 1694

Subdivision The Ridges #4

Sq. Ft. of Lot / Parcel _____

Filing _____ Block 1345 Lot 16A

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Chris Tomlinson

DESCRIPTION OF WORK & INTENDED USE:

Address 375 1/2 Hill View Dr.

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

City / State / Zip 6.S. Co 81503

APPLICANT INFORMATION:

Name Helber Contracting, Inc

***TYPE OF HOME PROPOSED:**

Address 710 Independent Ave.

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

City / State / Zip 6.S. Co 81505

NOTES: _____

Telephone 970-523-6935

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 PD - TYPE A lot

Maximum coverage of lot by structures per plan

SETBACKS: Front 20 from property line (PL)

Permanent Foundation Required: YES X NO _____

Side 0-10' from PL Rear 10 from PL

Parking Requirement /

Maximum Height of Structure(s) 25'

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 9-18-07

Department Approval [Signature] Date 9/19/07

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

Utility Accounting [Signature] Date 9/19/07

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)

N 87°07'00"

70.66'

ACCEPTED *Judith A. Pica* 9/19/07
ANY CHANGE OF DEPARTMENTS OR
TYPE OF CONSTRUCTION SHALL BE
DETERMINED BY THE CITY ENGINEER
AND THE CITY PLANNING DEPARTMENT
BY THE CITY ENGINEER AND THE CITY
PLANNING DEPARTMENT.

Lot 16A

100.00'

109.66'

