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|--------|---------|
| FEE \$ | 10.00 |
| TCP \$ | 1589.00 |
| SIF \$ | 460.00 |

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

BLDG PERMIT NO. _____

12

Building Address 917 KAMI Circle
 Parcel No. Lot 15 Block 1 ²⁷⁰¹⁻²³⁴⁻ ₀₀₋₅₅₂
 Subdivision Garfield Estates
 Filing 1 Block 15 Lot 15

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2650
 Sq. Ft. of Lot / Parcel 43,950
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Terrence P. Toner
 Address PO. Box 60008
 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): _____

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / Zip _____
 Telephone 970 640-2420

***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 <u>R-4</u> | Maximum coverage of lot by structures <u>50%</u> |
| SETBACKS: Front <u>20'</u> from property line (PL) | Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> |
| Side <u>7'</u> from PL Rear <u>25'</u> from PL | Parking Requirement <u>2</u> |
| Maximum Height of Structure(s) <u>35'</u> | Special Conditions _____ |
| Voting District <u>B</u> Driveway Location Approval <u>gid.</u> (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).

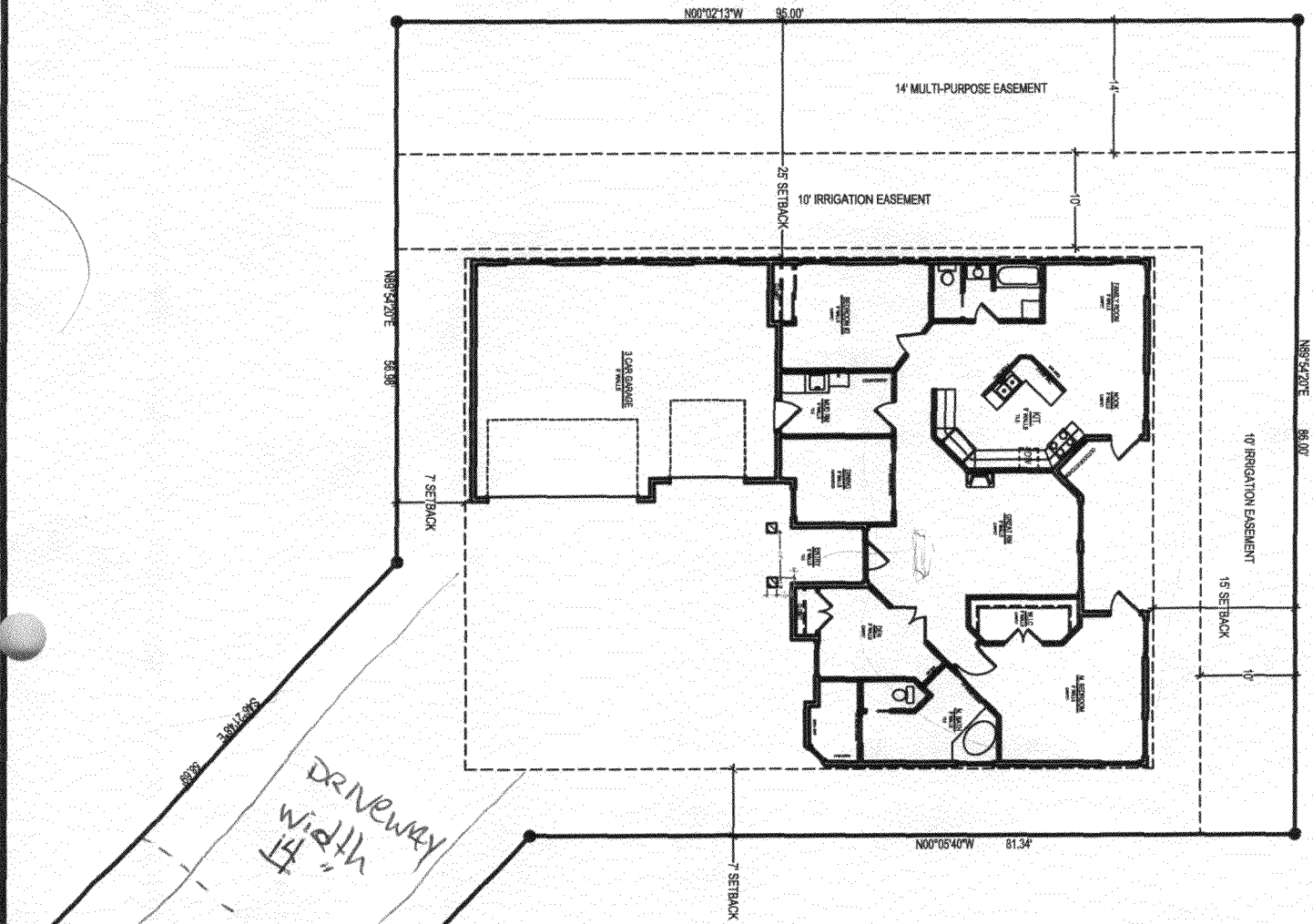
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Terrence P. Toner Date 10/26/07
 Department Approval gid. Paul Hornbeck Date 10/26/07

| | | | |
|--|---------------------|----|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO | W/O No. <u>20759</u> |
| Utility Accounting <u>Dottie L. Kraus</u> | Date <u>11-19-7</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)

26 1/2 RD.



ACCEPTED *PH. Paul Hornbeck*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENT AND PROPERTY LINES.

917 KAMI CR

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|----|-----------|-----------|--|
| C1 | Site Plan | Revisions |  Advanced Drafting Technicians LLC Drafting and Design 1000 North 10th Street #23 Grand Junction, CO 81501 Phone (970) 248-8888 Fax (970) 248-6521 |
| | | ADT | |
| | | 6/28/07 | |
| | | 6/14/07 | |
| | | NTS | |

Toner Residence
Grand Junction, CO. 81504