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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. _____

X Building Address 2902 Kaylee Ct.
 Parcel No. 2943-052-76-011
 Subdivision Forrest Glen
 Filing _____ Block _____ Lot 11

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1700
 Sq. Ft. of Lot / Parcel 7857.58
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1700
 Height of Proposed Structure 15 ft.

OWNER INFORMATION:

Name Valerie Rodriguez
 Address 735 W. 6th Street
 City / State / Zip Grand Junction, CO 81501

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

APPLICANT INFORMATION:

Name Valerie Rodriguez
 Address 735 W. 6th Street
 City / State / Zip Grand Junction, CO 81501
 Telephone 970-250-6829

*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-5</u> | Maximum coverage of lot by structures <u>60%</u> | | |
| SETBACKS: Front <u>20</u> from property line (PL) | Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | | |
| 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 _____ | | |
| Voting District <u>D</u> | Driveway Location Approval <u>JAR</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).

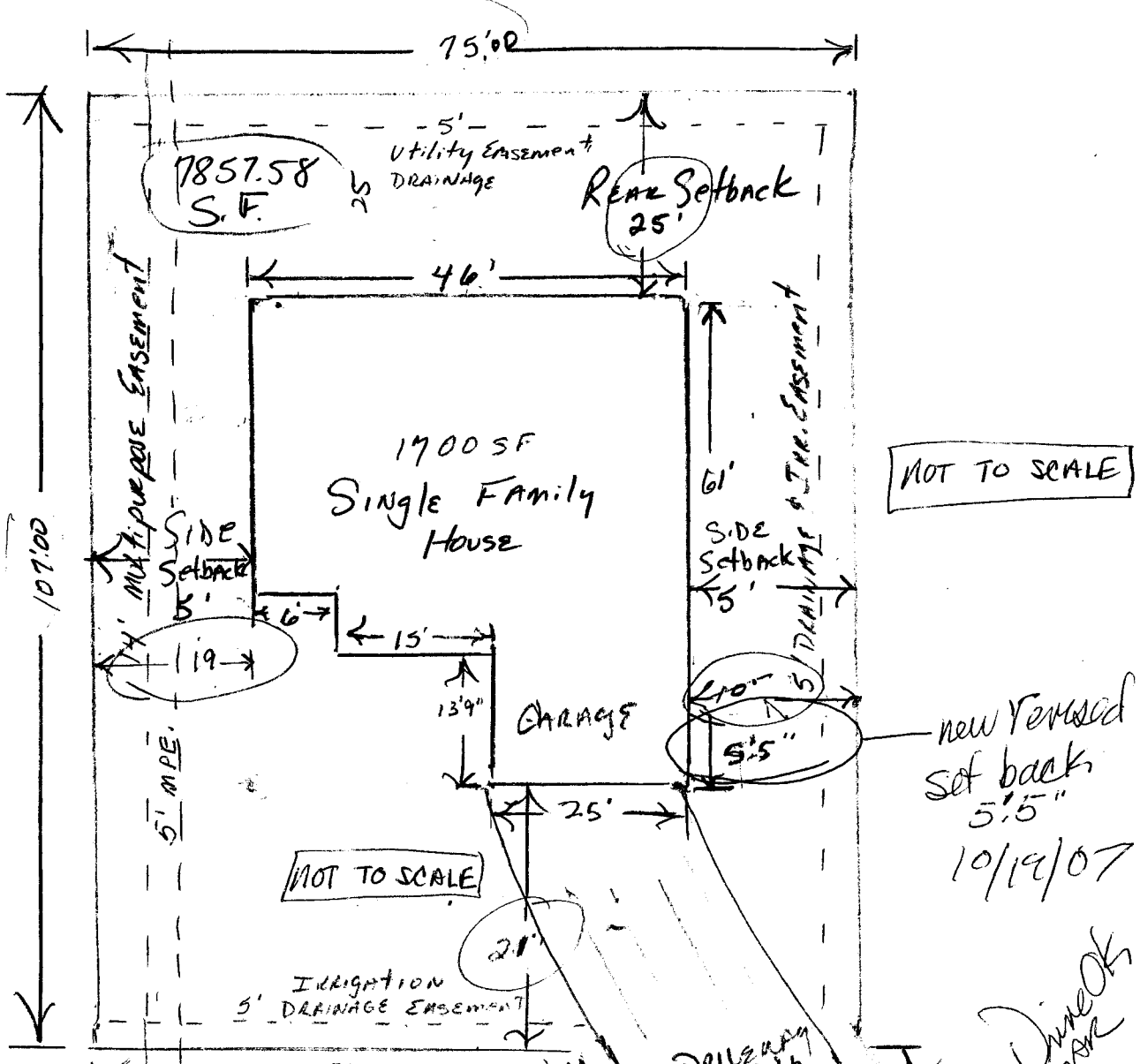
Applicant Signature Valerie Rodriguez Date 10/2/07
 Department Approval JAR Date 10/3/07

| | |
|--|----------------------|
| Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | W/O No. <u>20074</u> |
| Utility Accounting <u>0</u> | Date <u>10/4/07</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)

JAR *but Duff* 10/3/07

RODRIGUEZ Site plan



NOT TO SCALE

NOT TO SCALE

new revised set back 5'5" 10/19/07

Paul *H...* 10/19/07

YOU MUST SEE PLANNING APPLICANTS TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

NOT TO SCALE

STREET

14' multipurpose easement

DRIVEWAY WITH 25.06

DRIVEWAY WITH 15.00

PARKING

DRIVEWAY WITH 5.1