

FEE \$ 105
 TCP \$ 7589-
 SIF \$ 460-

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

BLDG PERMIT NO. _____

Building Address #1104 Life Station 2685 Lookout Ln No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-351-45-017 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2364
 Subdivision Spyglass Ridge Flings 2 Sq. Ft. of Lot / Parcel _____
 Filing _____ Block _____ Lot 130 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Molnar Construction DESCRIPTION OF WORK & INTENDED USE:
 Address 4333 Purdy Mesa New Single Family Home (*check type below)
 City / State / Zip Whitewater, CO 81527 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Maria Molnar *TYPE OF HOME PROPOSED:
 Address 4333 Purdy Mesa Site Built Manufactured Home (UBC)
 City / State / Zip Whitewater, CO 81527 Manufactured Home (HUD)
 Telephone 970-640-8099 Other (please specify): _____

NOTES: Engineered Foundation Req'd
Site specific Grading & Drainage Plans req'd

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-2</u>	Maximum coverage of lot by structures <u>30</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
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 <u>E</u> Driveway Location Approval <u>PH</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 Maria Molnar Date 11-20-07
 Department Approval BO Paul Hornbeck Date 11/29/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>paid @ DMSP</u>
Utility Accounting <u>[Signature]</u>	Date <u>11-29-07</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)

SCAL

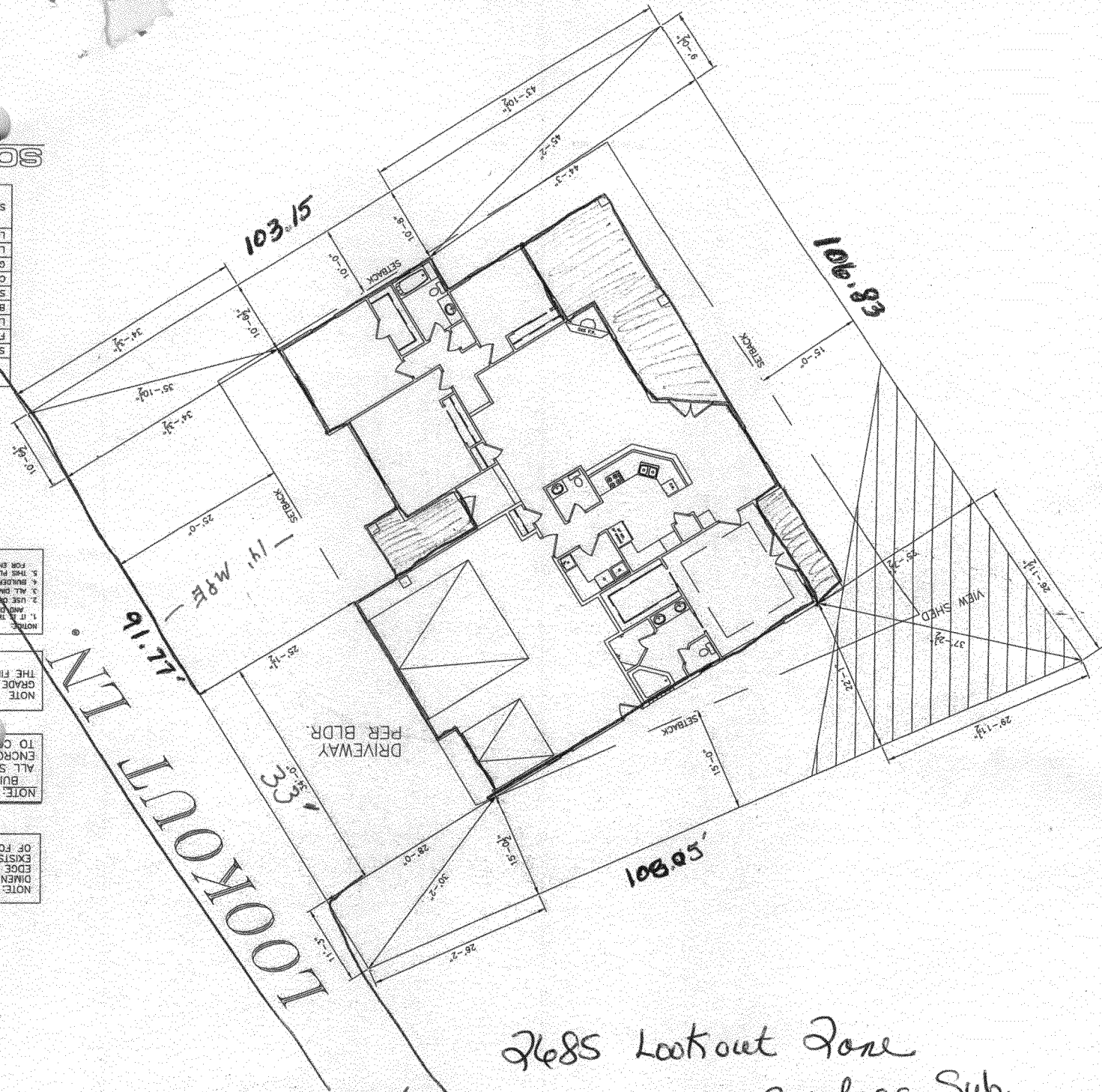
SUBMISSION
FILING NAME
LOT NUMBER
BLOCK NAME
STREET ADDR
COUNTY
GARAGE SQ.
LIVING SQ. FT.
LOT SIZE
SETBACKS U

NOTE:
 1. IF THE RESPONSIBILITY FOR FOUNDATION, EDGE OF BRICK, DIMENSIONS EXIST, DIMENSION LINES OF FOUNDATION, BUILDER TO ALL SETBACK ENCROACHMENT TO CONTACT

NOTE:
 GRADE MUST SLIDE THE FIRST 10' 0"

NOTE:
 ALL SETBACK ENCROACHMENT TO CONTACT

NOTE:
 DIMENSION LINES OF FOUNDATION, EDGE OF BRICK, DIMENSIONS EXIST, DIMENSION LINES OF FOUNDATION,



2685 Lookout Zone
Spiglass Sub.

Paul Humble
 ACCEPTED
 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 Planning