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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. _____

Building Address 2861 1/2 Mason
 Parcel No. 2943-191-39-006
 Subdivision WHITE WILLOWS
 Filing 2 Block 5 Lot 6

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1601
 Sq. Ft. of Lot / Parcel 8593 SQ FT
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3261 SQ FT
 Height of Proposed Structure 17'

OWNER INFORMATION:

Name Gary Runderb Co
 Address 542 33 Rd
 City / State / Zip El. Star, Co. 81520

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name SAME AS OWNER
 Address _____
 City / State / Zip _____
 Telephone 434-0510

***TYPE OF HOME PROPOSED:**

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

Acc Required before Building
 NOTES: NEW SFR Engineered
Foundation Required

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>RSF-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 <u>Engineered Foundation</u> | | |
| Voting District <u>E</u> | Driveway Location Approval <u>WS</u> (Engineer's Initials) | <u>Reg - Acc Required before building</u> | |

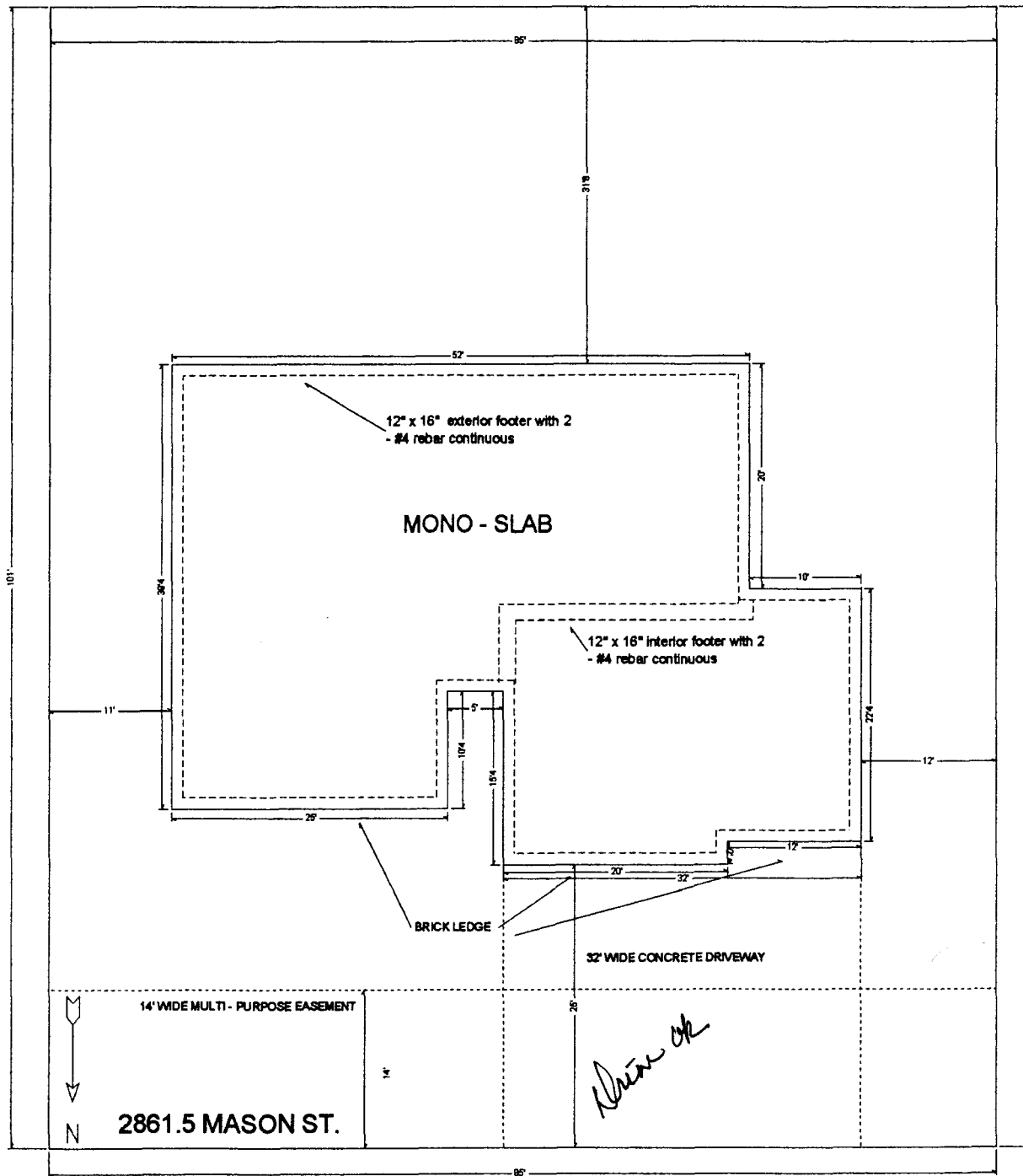
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 3-21-07
 Department Approval [Signature] Date 3/21/07

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|--|----------------------|
| Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | W/O No. <u>20050</u> |
| Utility Accounting <u>Kate Abbey</u> | Date <u>3/21/07</u> |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 22.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



5/18
 Wendy Spaul
 PLM
 STAFF

Drive OK

Drive OK
 5/18