

FEE \$	10.00
TCP \$	1589.00
SIF \$	300 300

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

BLDG PERMIT NO. _____

Building Address 401 Mirada Ct
 Parcel No. 2945-183-06-006
 Subdivision Trails West Village #3
 Filing 3 Block _____ Lot 6

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2235
 Sq. Ft. of Lot / Parcel 10,554 sq. Ft.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 33 Ft.

OWNER INFORMATION:

Name Ralph & Mary Voegely
 Address 3096 D 1/2 Rd
 City / State / Zip Grd. Jct. Co. 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Ralph & Mary Voegely
 Address 3096 D 1/2 Rd
 City / State / Zip Grd Jct. Co 81504
 Telephone 970-242-8653

***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>RSF-4</u>	Maximum coverage of lot by structures <u>35</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>"A"</u>	Driveway Location Approval <u>JH</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 Ralph M. Voegely Date 3-15-07
 Department Approval JH. Judith A. Rose Date 3/16/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>WO #20045</u>
Utility Accounting <u>JH</u>	Date <u>3-16-07</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)

3-16-07

DR Judith A. Deen

PLANS AND IDENTIFY EASEMENTS AND PROPERTY LINES

