

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 93928-12384

Building Address 278 E Parkview Dr No. of Existing Bldgs 3 No. Proposed _____
 Parcel No. 2945-252-23-016 Sq. Ft. of Existing Bldgs 4994 Sq. Ft. Proposed 154
 Subdivision Parkview Sq. Ft. of Lot / Parcel .392 Acre
 Filing _____ Block 1 Lot 16
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2921
 Height of Proposed Structure 12'

OWNER INFORMATION:

Name Ted Whittaker
 Address 278 E. Parkview Dr
 City / State / Zip Grand Jct, CO 81503

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel
- Addition
- Other (please specify): moving kitchen
No Changes

APPLICANT INFORMATION:

Name Ted Whittaker
 Address 278 E. Parkview Dr
 City / State / Zip Grand Jct, CO 81503
 Telephone 970-778-6856

***TYPE OF HOME PROPOSED:**

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

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>RMF-8</u>	Maximum coverage of lot by structures <u>70</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>
Side <u>5/3</u> from PL Rear <u>10/5</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____
Voting District _____	Driveway Location Approval <u>WS</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 Ted Whittaker Date 2-6-07
 Department Approval WSU/Ishe Anagnon Date 2-6-07

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>No change swr/water</u>
Utility Accounting <u>[Signature]</u>	Date <u>2-8-07</u>		

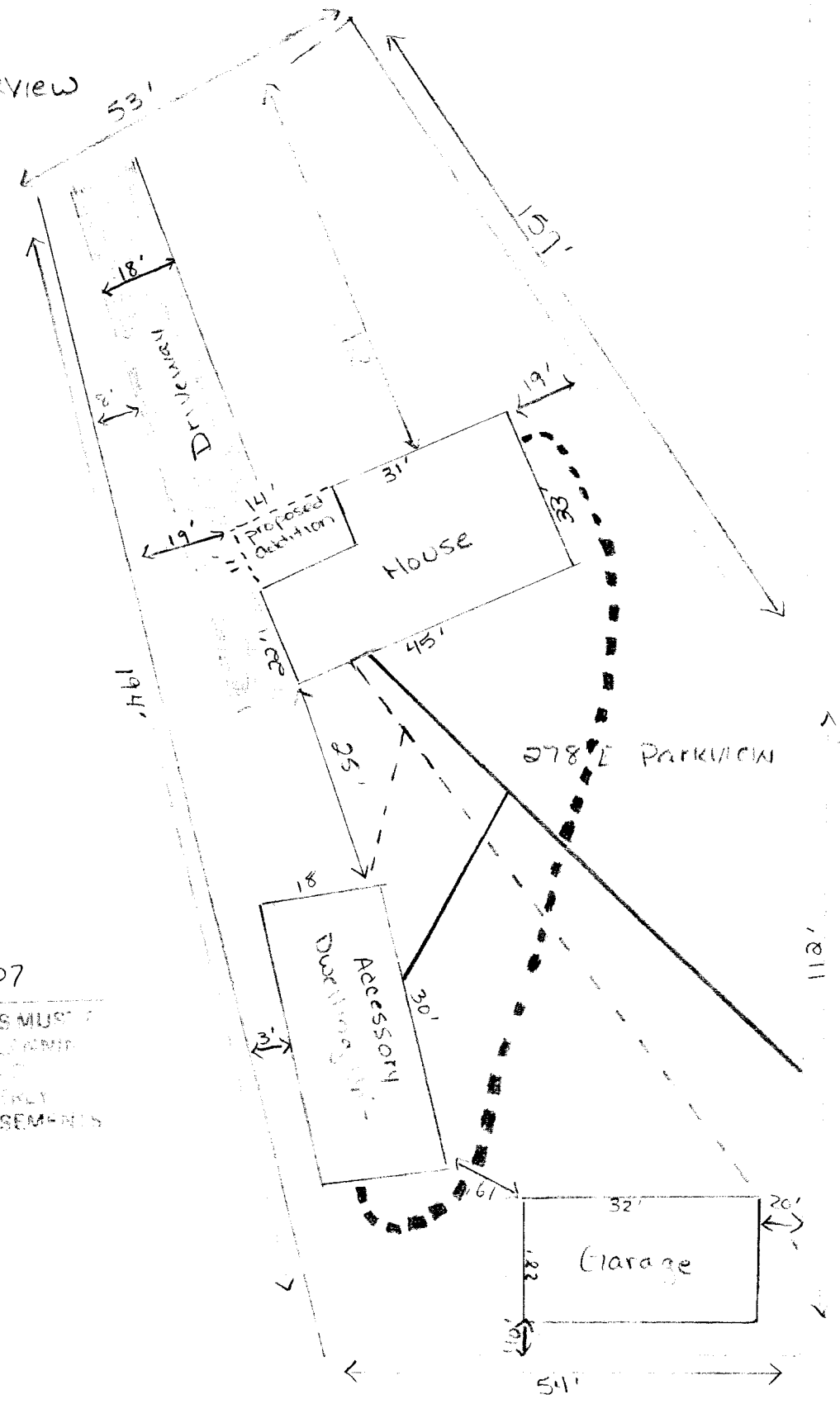
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

East
Parkview

- = sewer
- - = Water
- = gas

8/18/07

RECEIVED
 ALL TRACKS MUST BE
 PROTECTED BY CASSEMENTS
 AND BY LINES



Irrigation Canal