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TCP \$	/
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PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)
Community Development Department

89581-43178
 648 PINNEEDLE DR.

Building Address _____
 Parcel No. 2945-023-25-001
 Subdivision 4-PINES
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 2850 Sq. Ft. Proposed 160 + 936' + 150
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name REED MITCHELL
 Address 648 PINNEEDLE DR
 City / State / Zip GRAND JUNCTION CO 81506

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

APPLICANT INFORMATION:

Name REED MITCHELL
 Address _____
 City / State / Zip _____
 Telephone 216-8533

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: CONSTRUCT GARAGE 26x36 BREEZEWAY 150 SQ. FT.
~~GREENHOUSE~~

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 RSF-2 Maximum coverage of lot by structures 30%
 SETBACKS: Front 25 from property line (PL) Permanent Foundation Required: YES NO
 Side 3 from PL Rear 5 from PL Parking Requirement _____
 Maximum Height of Structure(s) 35' Special Conditions Breezeway has to be attached and remain to main house to remain a legal structure. in order
 Voting District _____ Driveway Location Approval _____ (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).

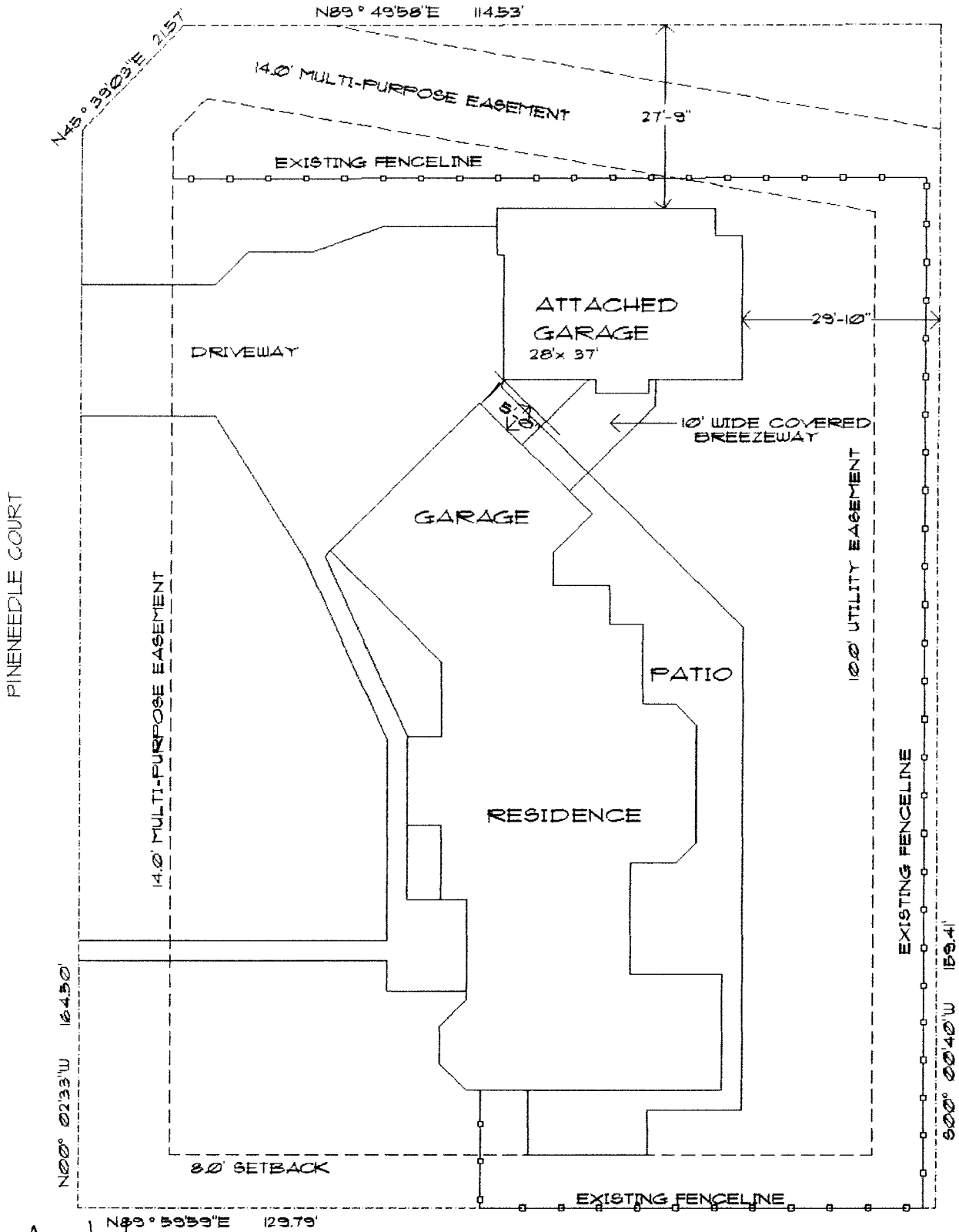
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 1-9-07
 Department Approval [Signature] Date 1-12-07

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. No WTR/SWR Charge.
 Utility Accounting [Signature] Date 2/5/07

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)

F-1/2 ROAD

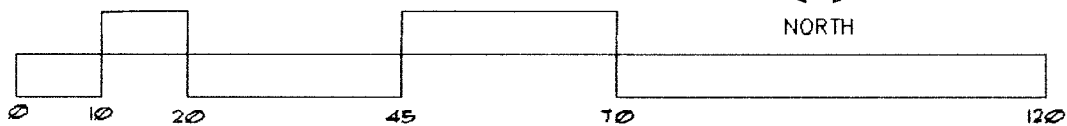


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11/12/07

648 PINENEEDLE COURT



NORTH



GRAPHIC SCALE