

FEE \$ <u>10.007</u>
TCP \$
SIF \$

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

BLDG PERMIT NO.

Building Address 61728-8149
627 1/2 SAGE COURT
 Parcel No. 2945-023-13-012
 Subdivision _____
 Filing _____ Block _____ Lot 5

No. of Existing Bldgs 2 No. Proposed 1
RES. 3300
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 96
GAR. 840
 Sq. Ft. of Lot / Parcel 46000
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure 8'

OWNER INFORMATION:

Name ROBERT F. GILLESPIE
 Address 627 1/2 SAGE COURT
 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): TOOL SHED

APPLICANT INFORMATION:

Name SAME ↑
 Address _____
 City / State / Zip _____
 Telephone 245-5376

***TYPE OF HOME PROPOSED:**

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

NOTES: Tool shed

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-2</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>3</u> from PL Rear <u>5</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions _____
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).

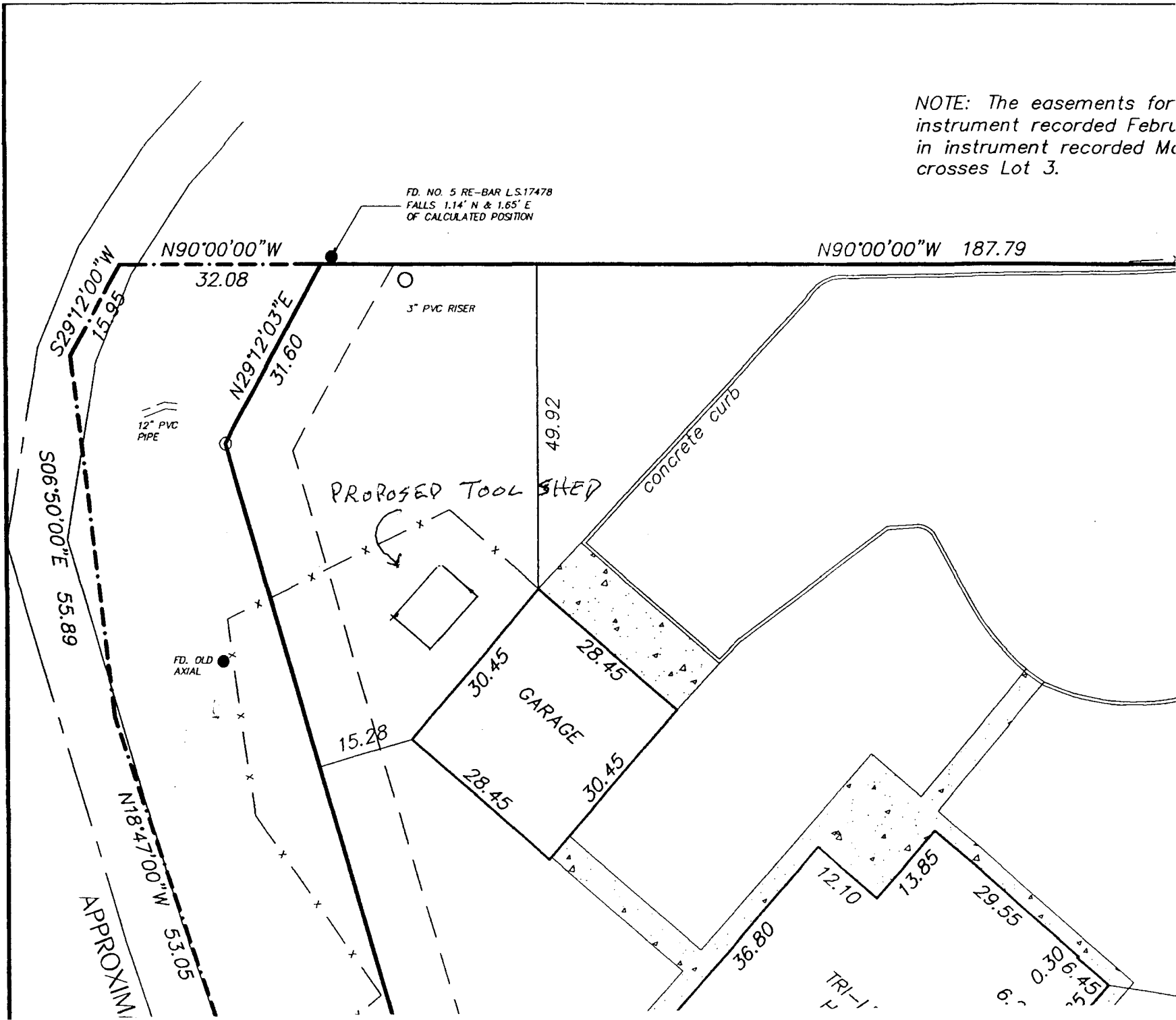
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Robert F. Gillespie Date April 6, 2007
 Department Approval Justin Kopman Date 4/6/07

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>✓</u>	W/O N/A <u>NO WTR / SWE Change</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/6/07</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)

4/16/02



NOTE: The easements for instrument recorded February in instrument recorded March crosses Lot 3.

TRI-I
6.0
0.39
29.55
13.85
12.10
36.80