

PJ

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

# PLANNING CLEARANCE

BLDG PERMIT NO. \_\_\_\_\_

(Single Family Residential and Accessory Structures)

Community Development Department

86668-9815

Building Address 3151 Snowberry Ct.

No. of Existing Bldgs 2 No. Proposed 0

Parcel No. 2945-014-15-012

Sq. Ft. of Existing Bldgs 2821 Sq. Ft. Proposed \_\_\_\_\_

Subdivision Spring Valley

Sq. Ft. of Lot / Parcel 13,547.16

Filing 4 Block 7 Lot 12

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4549

Height of Proposed Structure \_\_\_\_\_

### OWNER INFORMATION:

Name John and Stephanie Morris

Address 3151 Snowberry Ct.

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): add bathroom into basement

### APPLICANT INFORMATION:

Name John and Stephanie Morris

Address 3151 Snowberry Ct

City / State / Zip Grand Junction, CO. 81506

### \*TYPE OF HOME PROPOSED:

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

Telephone 970-245-3173

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 RMF-5

Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 20' from property line (PL)

Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Side 5' from PL Rear 25' from PL

Parking Requirement \_\_\_\_\_

Maximum Height of Structure(s) 35'

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 Stephanie Morris

Date 8/21/07

Department Approval Daylene Herde

Date 8-21-07

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO \_\_\_\_\_ W/O N/A interior remodel

Utility Accounting Dotie Kanner Date 8/21/07 Bath in Basement

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)