

FEE \$	10.00
TCP \$	1589.00
SIF \$	480.00

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

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

Building Address 472 Snow Mesa Ct. No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2947-272-15-025 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3912  
 Subdivision The Seasons @ Tiara Rado Sq. Ft. of Lot / Parcel Approx. 16,000 sq. ft.  
 Filing 6 Block \_\_\_\_\_ Lot 25 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3912  
 Height of Proposed Structure 20'

**OWNER INFORMATION:**

Name Carl & Carolyn Glosenger  
 Address 7002 119th Pl. SE  
 City / State / Zip Newcastle, WA 98056

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

**APPLICANT INFORMATION:**

Name Lopez Const.  
 Address 3032 E 1/2 rd.  
 City / State / Zip Grand Jet. CO 81504  
 Telephone 434-5954

\*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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>R20' PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>10'</u> from PL Rear <u>15'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	Special Conditions <u>per approved plan</u>
Voting District _____	Driveway Location Approval <u>NA 4/11/07</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 Wendy Spurr Date 4-13-07  
 Department Approval NA Wendy Spurr Date 5/3/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20223</u>
Utility Accounting <u>W</u>	Date <u>5/3/07</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)

