

FEE \$ 10.⁰⁰
 TCP \$ 158.⁰⁰
 SIF \$ 460.⁰⁰

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

BLDG PERMIT NO. _____

Building Address 2932 Whitney Lane No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-053-77-045 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2451
 Subdivision Forest Estates Sq. Ft. of Lot / Parcel _____
 Filing 2 Block 3 Lot 18 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name JRS BUILDERS INC
 Address 3157 Maddie Ct
 City / State / Zip 55 Co 8504

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

APPLICANT INFORMATION:

Name James
 Address _____
 City / State / Zip _____
 Telephone 970-260-0546

*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.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF			
ZONE <u>Rmf-5</u>	Maximum coverage of lot by structures <u>6070</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>5</u> from PL Rear <u>25</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35</u>	Special Conditions <u>none</u>		
Voting District <u>D</u>	Driveway Location Approval <u>RAD</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 [Signature] Date 11/12/06
 Department Approval [Signature] Date 1-31-07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>19958</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/31/07</u>		

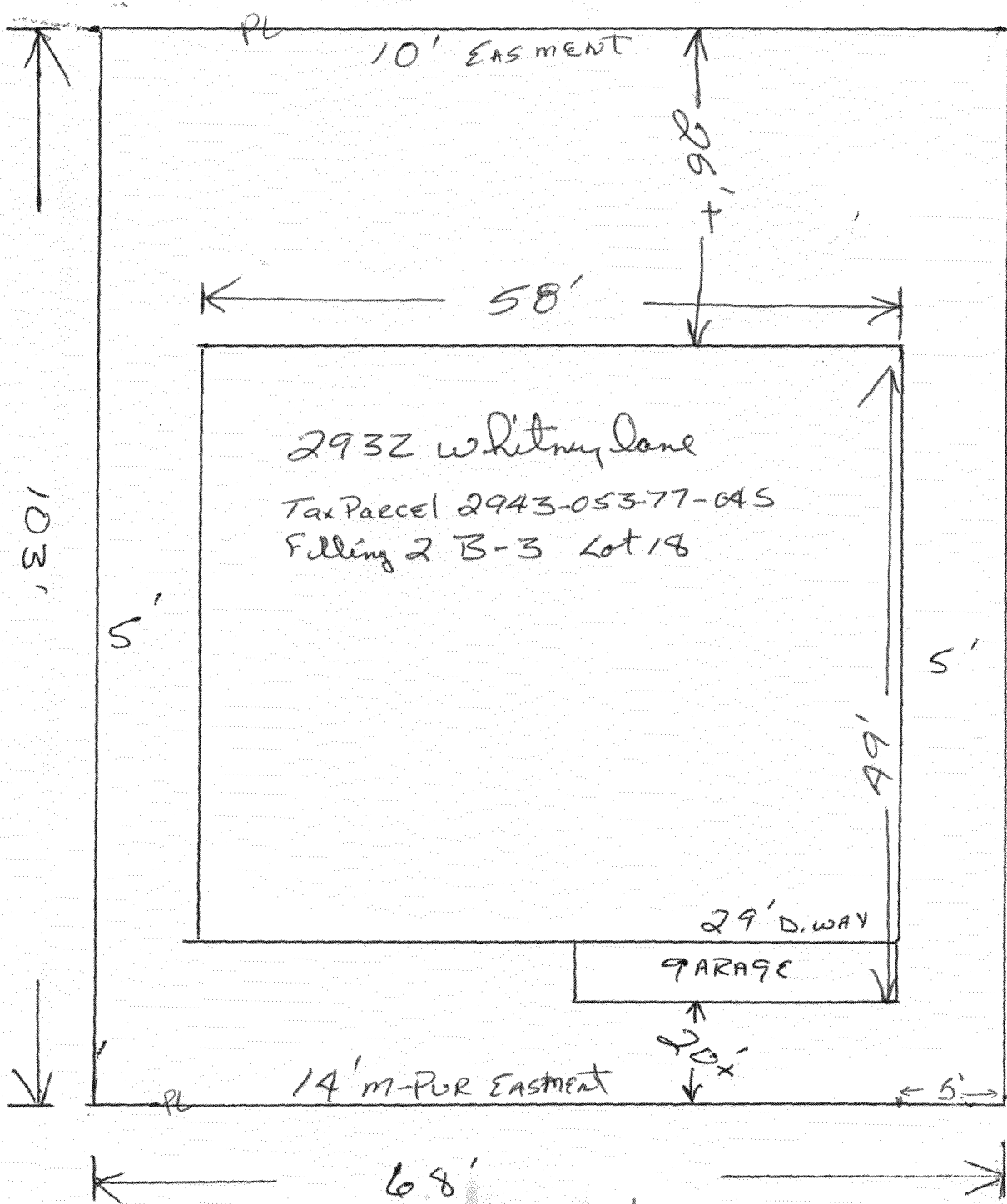
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED
ANY CHANGES TO SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Justin A. P...

1/31/07

N



Done OK
RAD
11-14-06

SRS BUILDERS
260-0546