

FEE \$ <u>10.00</u>
TCP \$
SIF \$

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

77598-10919

Building Address 2700 E. Yucatan Ct

Parcel No. 2701-264-28-003

Subdivision PARADISE HILLS

Filing _____ Block _____ Lot _____

No. of Existing Bldgs _____ No. Proposed _____

Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____

Sq. Ft. of Lot / Parcel _____

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

Height of Proposed Structure _____

OWNER INFORMATION:

Name John Calacino

Address 2700 E. Yucatan

City / State / Zip G.J., Co 81506

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel Addition

Other (please specify): Inground 14'x24' steel pool

APPLICANT INFORMATION:

Name Brian Phelps / Phelps Construction

Address 427 South Camp Rd

City / State / Zip 69 CO 81503

Telephone 261-8934

***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>PD</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).

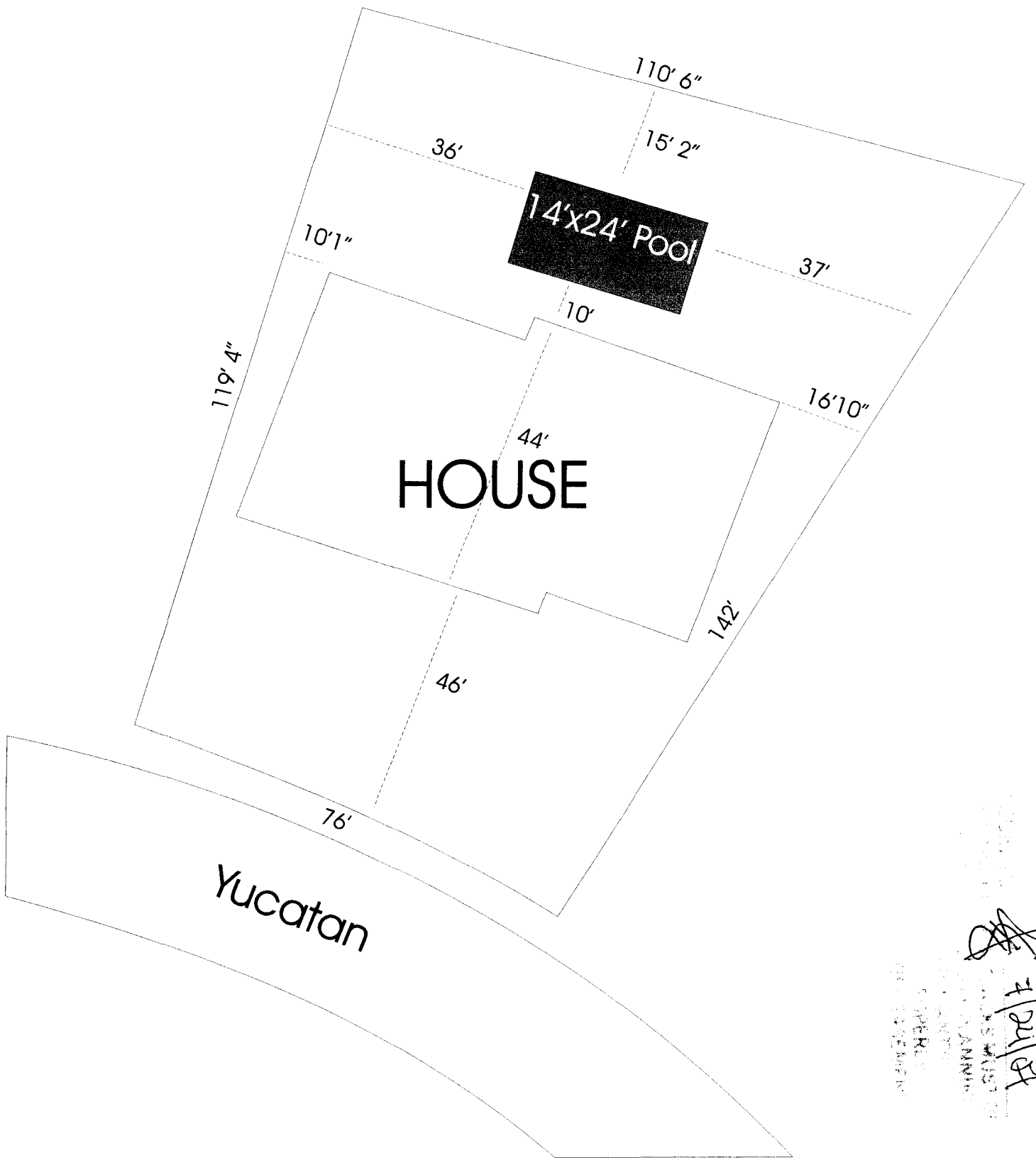
Applicant Signature Brian Phelps Date 7-24-07

Department Approval [Signature] Date 7/24/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>pool only</u>
Utility Accounting <u>[Signature]</u>	Date	<u>7/24/07</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)



Handwritten signature and date: *[Signature]* 1/21/17
Professional Engineer
State of California
No. 10584

