

FEE \$	10. ⁰⁰
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. _____

Building Address 281-27 RD
 Parcel No. 2945-261-08-013
 Subdivision MONTADA Sub.
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 3 No. Proposed 3
 Sq. Ft. of Existing Bldgs 1800 Sq. Ft. Proposed 520
 Sq. Ft. of Lot / Parcel 10,640 ✓
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2300
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Bobby Holland
 Address 281 27 RD
 City / State / Zip G.S. Colo 805

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

APPLICANT INFORMATION:

Name GOY KRAFT
 Address 1429 M RD.
 City / State / Zip LOMA, Colo 81524
 Telephone 234-4400

*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>R-16</u>	Maximum coverage of lot by structures <u>75%</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>5</u> from PL Rear <u>10</u> from PL	Parking Requirement <u>2</u>	PAID MAY 07 2008 TB	
Maximum Height of Structure(s) <u>40'</u>	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 [Signature] Date 5/7/08
 Department Approval [Signature] Date 5/7/08

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No.
--	-----	--	---------

Utility Accounting <u>[Signature]</u>	Date <u>5/7/08</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)



RECEIVED

MAY 7 2008

COMMUNITY DEVELOPMENT
DEPT.

ACCEPTED *L. G. Hughes*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING DIVISION.
 IT IS THE APPLICANT'S RESPONSIBILITY TO
 PROPERLY LOCATE AND IDENTIFY
 EASEMENTS AND PROPERTY LINES.