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

BLDG PERMIT NO. _____

Building Address 2140 Apple Ct.
 Parcel No. 2945-014-15-029
 Subdivision Spring Valley
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs _____ No. Proposed 2584
 Sq. Ft. of Existing Bldgs 2277 Sq. Ft. Proposed 2584
 Sq. Ft. of Lot / Parcel 18,731 p.c.R.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure 21 ft.

OWNER INFORMATION:

Name STEVE & JERRY RAY
 Address 2140 Apple Ct.
 City / State / Zip Grand Junction Co. 81503

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel
- Addition
- Other (please specify): 1457A BTH RM.

APPLICANT INFORMATION:

Name _____
 Address _____
 City / State / Zip _____
 Telephone 1-970-263-9272

***TYPE OF HOME PROPOSED:**

- Site Built
- Manufactured Home (HUD)
- Manufactured Home (UBC)
- 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-5</u>	Maximum coverage of lot by structures <u>60%</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 _____
Maximum Height of Structure(s) <u>35</u>	Special Conditions <u>ACCO approval</u>
Voting District _____	<u>required 245-1098</u>
Driveway Location Approval _____ (Engineer's Initials)	<u>Mark Sgro</u>

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 _____ Date 1-17-08

Department Approval Paul Hornbeck Date 1/29/08

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. _____
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Utility Accounting <u>Overholt</u>	Date <u>1/29/08</u>
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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 *Paul H. Havel*

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.



SCALE 1 : 334

