

FEE \$ <u>10.⁰⁰</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. M

16356-10471

Building Address 3940 E. BRAMBLING LN No. of Existing Bldgs 1 No. Proposed _____
 Parcel No. 2945 012 71 001 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 120 #
 Subdivision PTARMIGAN POINTE FIL 2 Sq. Ft. of Lot / Parcel _____
 Filing 2 Block 1 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name DAVID WHEELER
 Address 3940 E. BRAMBLING LN
 City / State / Zip G.J., CO 81563

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Screen Room add-on

APPLICANT INFORMATION:

Name DURA SYSTEMS LLC
 Address 269 VILLAGE LN
 City / State / Zip G.J. CO
 Telephone 245-6898

*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 PD Maximum coverage of lot by structures _____
 SETBACKS: Front 14 from property line (PL) Permanent Foundation Required: YES NO _____
 Side 0-10 from PL Rear 5 from PL Parking Requirement 2
 Maximum Height of Structure(s) _____ Special Conditions _____
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials) **PAID JUN 30 2008**

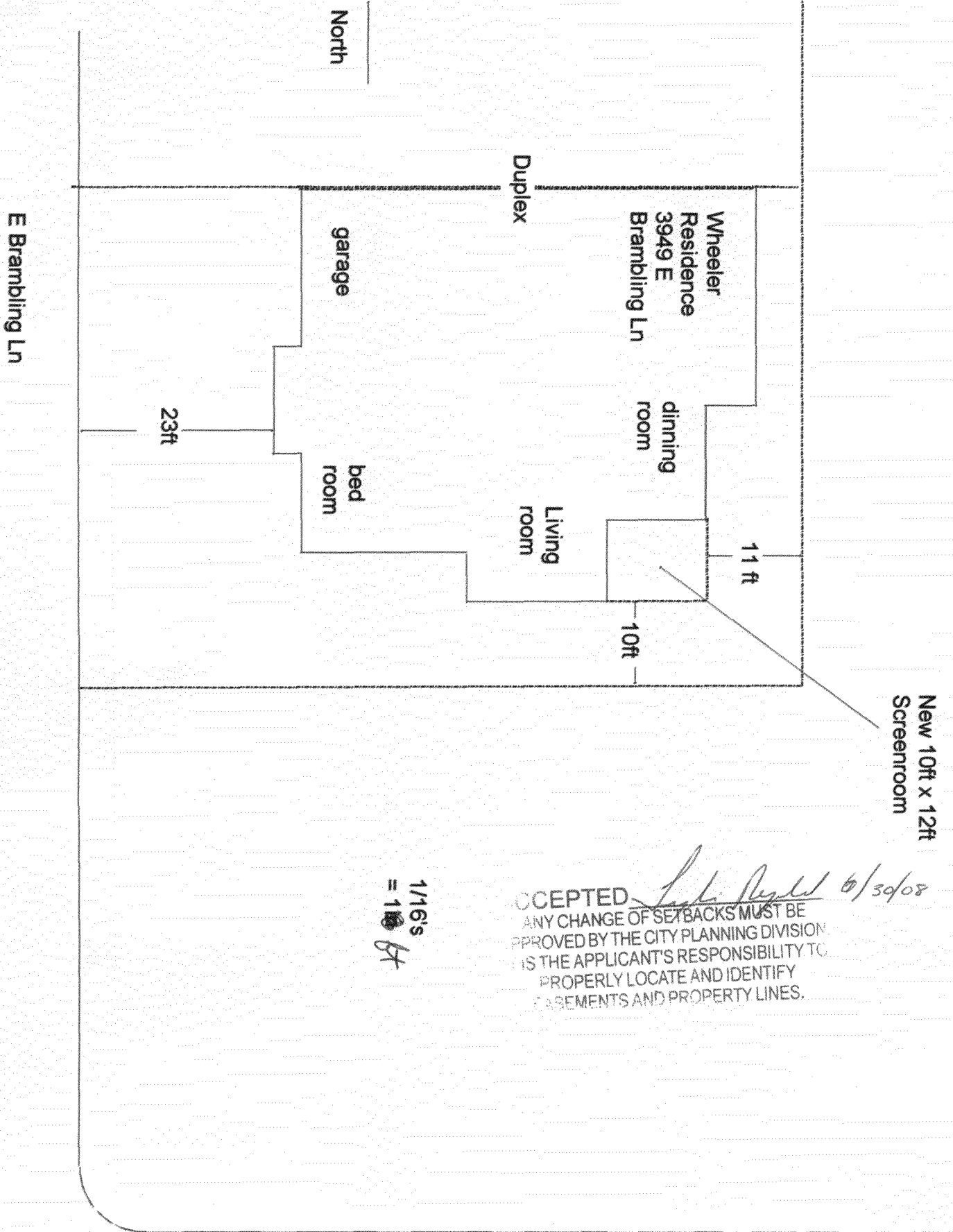
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 William Tilsenbach Date 6/20/08
 Department Approval Sydney Reynolds Date 6/30/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>Marshall Cee</u>	Date <u>6/30/08</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)



1/16s
= 10 ft
A

ACCEPTED *Luigi Regal* 6/30/08
 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.