

Planning \$	10. ⁰⁰
TCP \$	1,589
Drainage \$	n.a.
SIF \$	460. ⁰⁰

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works and Planning Department

SINGLE FAMILY

BLDG PERMIT NO.
FILE #

Building Address 2668 FOXEN CT.
 Parcel No. 2701-261-37-007
 Subdivision GRAND VISTA
 Filing 2 Block 1 Lot 1

Multifamily Only:
 No. of Existing Units 0 No. Proposed 1
 Sq. Ft. of Existing 0 Sq. Ft. Proposed 2654
 Sq. Ft. of Lot / Parcel 12,991
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name CONLY STEPHANIE Pritchard
 Address 3420 VISTA ROYAL
 City / State / Zip CASPER, WYOMING 82601

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: NEW RESIDENCE

APPLICANT INFORMATION:

Name PORTER HOMES LLC
 Address 2396 Ridgeway Ct
 City / State / Zip GRAND Junction
 Telephone (970) 210-6324

* FOR CHANGE OF USE:
 *Existing Use: n.a.
 *Proposed Use: _____
 Estimated Remodeling Cost \$ _____
 Current Fair Market Value of Structure \$ _____

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 PLANNING STAFF

ZONE RSF4 R-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Landscaping/Screening Required: YES NO
 Side 7' from PL Rear 25' from PL Parking Requirement Z
 Maximum Height of Structure(s) 35' Special Conditions: ACCO Approval
 Voting District B ^{DRIVEWAY} ^{Ingress/Egress} Location Approval per KF REQUIRED
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works and Planning 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 2-26-2008
 Planning Approval Pat Dunlap Date 4/14/08

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 20982
 Utility Accounting [Signature] Date 4/15/08

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)

Driveway 50' requirement 2668 Foxen Court



SCALE 1 : 240



