

| | |
|--------|------------------|
| FEE \$ | <i>No Charge</i> |
| TCP \$ | <i>—</i> |
| SIF \$ | <i>—</i> |

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

Building Address G.S. CO 81505
2588 E. Rd
 Parcel No. 2701-344-02-004
 Subdivision Steckel
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 3 No. Proposed 0
 Sq. Ft. of Existing Bldgs 3600 sq ft Sq. Ft. Proposed 0
 Sq. Ft. of Lot / Parcel 2.44 acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) N/A
 Height of Proposed Structure N/A

OWNER INFORMATION:

Name Caroline Dohm
 Address 2588 E. Rd
 City / State / Zip G.S. CO 81505

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Caroline Dohm
 Address 2588 E. Rd
 City / State / Zip G.S. CO 81505
 Telephone 970-242-8810

*TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): N/A

NOTES: Residential - interior remodel only

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-2</u> | Maximum coverage of lot by structures <u>30%</u> |
| SETBACKS: Front <u>20'</u> from property line (PL) | Permanent Foundation Required: YES <u>N/A</u> NO _____ |
| Side <u>15'</u> from PL Rear <u>30'</u> from PL | Parking Requirement <u>no change</u> |
| Maximum Height of Structure(s) <u>35'</u> | Special Conditions _____ |
| Voting District _____ | Driveway Location Approval <u>N/A</u> (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 Caroline Dohm Date 3/17/08
 Department Approval Ronnie Edwards Date 3/17/08

| | |
|---|-----------------------------------|
| Additional water and/or sewer tap fee(s) are required: YES NO <input checked="" type="checkbox"/> | W/O No. <u>Improve porch only</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>3/17/08</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)