

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 3015 03
04
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Building Address 656 Levi Ct.
 Parcel No. 2945-024-30-005
 Subdivision Logan Creek Sub
 Filing 1 Block --- Lot 5

No. of Existing Bldgs N/A No. Proposed 1
 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 2868
 Sq. Ft. of Lot / Parcel 0.24 acre
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) proposed - 2868
 Height of Proposed Structure 22ft - 23'

OWNER INFORMATION:

Name Jason & Kiley Thompson
 Address 1163 Dyer Rd.
 City / State / Zip Whitewater, CO 81527

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Jason & Kiley Thompson
 Address 1163 Dyer Rd.
 City / State / Zip Whitewater, CO 81527
 Telephone 970 201 3466

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: 1451' down living w/ 690' garage
917
upstairs

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-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>7</u> from PL Rear <u>25</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____		
Voting District <u>B</u>	Driveway Location Approval <u>JAR</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 [Signature] Date 5/29/08
 Department Approval JAR Lydia Reynolds Date 5/23/08

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>2106</u>	Date <u>6/4/08</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 *DR [Signature]*
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.

20' utility easement

30'-0"

37'-1 13/16"

setback line

7.18' GJDD easement

15'-0"

15'-0"

15'-6 9/16"

16'-0"

N



14' utility easement

20'-6"

20'-0"

Driveway

Driveway OK [Signature]

32'-0"

656 Levi Court

