Ă.	,	
FEE\$	10,00	
TCP\$2,554.00		
SIF\$	460.00	

## **PLANNING CLEARANCE**

BLDG PERMIT	NO.

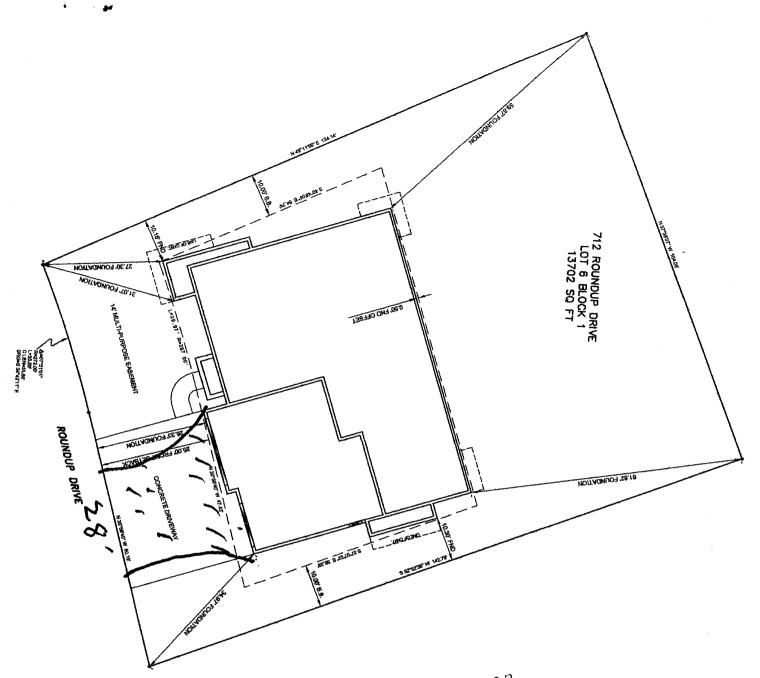
(Single Family Residential and Accessory Structures)

**Community Development Department** 

Subdivision		
Subdivision TNOCPCIMPNOSE And Sq. Fl. of Lot / Parcel 13702 Sq. Fl. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) Sq. Fl. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed Structure	3,624 TOTAL Building Address 712 ROUND Up	No. of Existing Bldgs No. Proposed
Filing 13 Block  Lot 12 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed)  14 16 Height of Proposed Structure  30 6 Hei	Parcel No. 2697-354-16-006	Sq. Ft. of Existing Bldgs Sq. Ft. Proposed 6119
Filing 13 Block  Lot 12 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed)  14 16 Height of Proposed Structure  30 6 Hei	Subdivision INDEPENDANCE KAncy	Sq. Ft. of Lot / Parcel 13702 5.
Name   Net   Depth   Name   Net   Depth   Name   Net   Depth   Name   Net	Filing 13 Block 1 Lot 12	Sq. Ft. Coverage of Lot by Structures & Impervious Surface
Name   Net   Depth   Name   Net   Depth   Name   Net   Depth   Name   Net	OWNER INFORMATION:	Height of Proposed Structure 30 6
Address 2074 RANDANCS CT.  City / State / Zip C S 1507  APPLICANT INFORMATION:  Name	Name NEIL DE HAVEN	DESCRIPTION OF WORK & INTENDED USE:
APPLICANT INFORMATION:  Name    Note   Note	Address 2074 RAINDANCE Ct.	✓ New Single Family Home (*check type below) Interior RemodelAddition
Name	City / State / Zip G. 5. Co 81507	Other (please specify):
Name	APPLICANT INFORMATION:	
Address 2074 Million C. C. S. 1507. NOTES:  Telephone 970 - 98 9 - 539 1  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/legress 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 35%.  SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES NO Side 10' from PL Rear 20' from PL Parking Requirement 2  Maximum Height of Structure(s) 32' Special Conditions  Driveway Location Approval (Engineerik 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 festiphic permitich apply to the project. I understand that failure to comply shall result in legal action, which may include but not processarily be limited to non-use of the building(s).  Applicant Signature Date 4508  Date 1-25-08  Additional water and/ox sewer tap fee(s) are required: YES NO W/O No. 21159	Name NEIL DEHAVEN	Manufactured Home (HUD)
Telephone 970 - 989 - 539 /   REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingresslegress 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 35 %   SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES NO  Side 10' from PL Rear 20' from PL Parking Requirement 2  Maximum Height of Structure(s) 32' Special Conditions  Voting District Driveway Location Approval (Engineerity 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 estrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not not peoperally be limited to non-use of the building(s).  Applicant Signature Date 1-25-08  Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 2159	Address 2074 RAINDANCE Ct.	Other (please specify):
REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingresslegress 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 35%  Maximum coverage of lot by structures 35%  Maximum Required: YES NO SETBACKS: Front 25′ from property line (PL) Permanent Foundation Required: YES NO Side 10′ from PL Rear 20′ from PL Parking Requirement 2  Maximum Height of Structure(s) 32′ Special Conditions  Voting District Point 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 festivitions 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 334.8  Date 7-25-08  Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 2159	City / State / Zip C. 5 CO 81507 NO	TES:
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SETBACKS: Front 25′ from property line (PL)  Side 10′ from PL  Rear 20′ from PL  Parking Requirement 2  Maximum Height of Structure(s) 32′  Special Conditions  Voting District  Driveway Location Approval (Engineer) (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 processarily be limited to non-use of the building(s).  Applicant Signature  Date 1-25-08  Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 2159	THIS SECTION TO BE COMPLETED BY COMM	UNITY DEVELOPMENT DEPARTMENT STAFF
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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  8/8/08  Department Approval  RE  Dayleen Tenderson  Date  1-25-08  Additional water and/or sewer tap fee(s) are required:  YES  NO  W/O No. 7/15-9	structure authorized by this application cannot be occupied ur	ntil a final inspection has been completed and a Certificate of
Department Approval RF Bayler Henderson Date 7-25-08  Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 21159	ordinances, laws, regulations or restrictions which apply to the	project. I understand that failure to comply shall result in legal
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 71159	Applicant Signature	Date 8/8/08
	Department Approval RE Bayleen Henderson	4 25 00
Utility Accounting Date 8/7/08	Additional Management (A)	Date
	Additional water and/or sewer tap fee(s) are required: YES	

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. Dayler Henderson

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.