

FEE \$	10 ⁻
TCP \$	39 ⁰¹
SIF \$	460 ⁰⁰

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

BLDG PERMIT NO. _____

Building Address 360 Teegan Ct 81507 No. of Existing Bldgs 0 No. Proposed 3276¹ House
 Parcel No. 2945-192-27-004 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3276¹
 Subdivision Canyon Rim Sq. Ft. of Lot / Parcel 175.55 ± sq ft.
 Filing 4 Block 4 Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 5800[±]
 Height of Proposed Structure 25'-6"

OWNER INFORMATION:

Name Don & Julie Kendall
 Address 2198 1/2 Canyon Ct. E.
 City / State / Zip Grand Jct, CO 81507

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name RED HART Construction (Dan)
 Address 2320-E 1/2 Rd
 City / State / Zip Grand Jct, CO 81507
 Telephone 234-0822

***TYPE OF HOME PROPOSED:**
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: New Ranch Style S/F Home w/ 3 car attached garage

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>X</u> NO _____		
Side <u>15</u> from PL Rear <u>30</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35</u>	Special Conditions <u>Acco approval</u>		
Voting District <u>A</u> Driveway Location Approval <u>WS</u> (Engineer's Initials)	<u>Required Eng foundation</u>		

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 Daniel R. Gault Date 6-26-08
 Department Approval WJ Judith A. Price Date 6/26/08

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u> NO _____	W/O No. <u>2110</u>
Utility Accounting <u>T. Bousley</u>	Date <u>6/26/08</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)

PAID
CB

