

FEE \$	10.00 <i>0 SMP</i>
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. _____

Building Address 617 Viewpoint Dr
 Parcel No. 2945-024-05-002
 Subdivision Viewpoint Subdivision
 Filing _____ Block 2 Lot 2

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 4,018 Sq. Ft. Proposed 4,018
 Sq. Ft. of Lot / Parcel 22,792
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 7,000 sq ft
 Height of Proposed Structure 22' 8"

OWNER INFORMATION:

Name Allen J & Mary B. Munro
 Address 617 Viewpoint Dr.
 City / State / Zip Grand Jct., Co. 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name James Palmer DBA Palmer Const
 Address 640 36 1/2 Rd
 City / State / Zip Palisade, Co. 81526
 Telephone (970) 464-8122

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

NOTES: Remodel of Kitchen and
dining area of this residence

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 _____
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES PAID
Side _____ from PL Rear _____ from PL	Parking Requirement _____ MAR 04 2008
Maximum Height of Structure(s) _____	Special Conditions _____ TB
Voting District _____	Driveway Location Approval _____ (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 James H Palmer Date 2/4/08
 Department Approval Judith A. P... Date 3/4/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>J. Bensley</u>	Date <u>3/4/08</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)