

FEE \$ <u>10.00</u>
TCP \$ <u>2554.00</u>
SIF \$ <u>460.00</u>

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2917 Brookick way No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. WALNUT ESTATZS Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1926  
 Subdivision 2943-052-00-070 Sq. Ft. of Lot / Parcel 6500  
 Filing 1 Block 1 Lot 22 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3300  
 Height of Proposed Structure 20'

**OWNER INFORMATION:**

Name SMEDON CONSTRUCTION INC  
 Address 2457 HOME LANCH CT.  
 City / State / Zip G.J CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name CALMHC PROPERTIES  
 Address 845 24 1/2 ROAD  
 City / State / Zip G.J CO 81505  
 Telephone 970-201-9098

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: SINGLE FAMILY RESIDENTIAL

**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 PLANNING STAFF**

ZONE R-5 Maximum coverage of lot by structures 60%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO   
 Side 5' from PL Rear 25' from PL Floodplain Certificate Required: YES  NO   
 Maximum Height of Structure(s) 35' Parking Requirement 2  
 Voting District "D" Driveway Location Approval BH Special Conditions \_\_\_\_\_  
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 3/16/09  
 Planning Approval BH C McKee Date 3/19/09

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>21363</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/20/09</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2917 BRODICK WAY - LOT 22 - WALNUT ESTATES SUBDIVISION  
SITE PLOT PLAN - DOUGLAS MODEL - 20 SCALE.



ACCEPTED *DN C. McKee*  
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.

