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

BLDG PERMIT NO. _____

\$106800

Building Address 2705 DELMAR DR
 Parcel No. 2701 253 02 003
 Subdivision PARADISE HILLS
 Filing 4 Block 12 Lot 14

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1948 Sq. Ft. Proposed EXIST.
 Sq. Ft. of Lot / Parcel 1/3 A 13416
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 15
 Height of Proposed Structure _____

OWNER INFORMATION:

Name CINDY GAINES
 Address 2705 DELMAR DR
 City / State / Zip G.I. CO 81506

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

APPLICANT INFORMATION:

Name DONALD D. WILTGEN "WILCO"
 Address PO BOX 3741
 City / State / Zip G.I. CO 81502
 Telephone 970-260-6205

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

NOTES: NEW KITCHEN CABINETS &
MOVE WALL - move plug ins & drain
NO ADD

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 <u>R4</u>	Maximum coverage of lot by structures <u>50</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>7</u> from PL Rear <u>25</u> from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement <u>no</u>
Voting District _____	Special Conditions _____
Driveway Location Approval _____	(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 Donald D. Wiltgen Date 10/14/09
 Planning Approval C. McKee Date 10/14/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>removed</u>
Utility Accounting <u>Robert Bauer</u>	Date	<u>10-14-09</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)