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

BLDG PERMIT NO. _____

Building Address 1132 Pitkin
 Parcel No. 2945-144-36-014
 Subdivision Grand Jctn
 Filing _____ Block 133 Lot 27-28

No. of Existing Bldgs 1 No. Proposed no chg
 Sq. Ft. of Existing Bldgs 696 Sq. Ft. Proposed no chg
 Sq. Ft. of Lot / Parcel 6272
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 11 2/6
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Rocky Hoffschneider
 Address PO Box 180
 City / State / Zip LITTLETON CO 80160

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): stucco outside; new windows doors no bldg footprint chg

APPLICANT INFORMATION:

Name Cal Keister
 Address 8556 West Teton Ave
 City / State / Zip LITTLETON CO. 80128
 Telephone 303 944-4290

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

NOTES: VACANT presently - will be rental
PAID

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>C-1</u>	Maximum coverage of lot by structures <u>_____</u>
SETBACKS: Front <u>15/25</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>0/0</u> from PL Rear <u>10/10</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>
Maximum Height of Structure(s) <u>40</u>	Parking Requirement <u>no chg</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 [Signature] Date 11/17/09
 Planning Approval [Signature] Date 11/17/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>11/17/09</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)