

| | |
|--------|---|
| FEE \$ | 5 |
| TCP \$ | |
| SIF \$ | |

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

BLDG PERMIT NO. _____

Building Address 1138 Pitkin Ave
 Parcel No. 2945-144-36-020
 Subdivision Grand Junction
 Filing _____ Block 133 Lot 21-26

No. of Existing Bldgs 1 No. Proposed no chg
 Sq. Ft. of Existing Bldgs 1413 Sq. Ft. Proposed no chg
 Sq. Ft. of Lot / Parcel 18 730
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 7.5%
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Rocky Hoff Schneider
 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 Keeter
 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 - will be rental
NOV 17 2009

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>C1</u> | Maximum coverage of lot by structures <u>N/A</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)