

|        |      |
|--------|------|
| FEE \$ | 5.00 |
| TCP \$ |      |
| SIF \$ |      |

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

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

NO RENTAL  
 NO GROUP HOME  
 NO MIL SUITE

Building Address 2388 West Plateau Ct  
 Parcel No. 2945-201-10-012  
 Subdivision Ridges  
 Filing 3 Block 18 Lot 12C

No. of Existing Bldgs 1 No. Proposed no chg  
 Sq. Ft. of Existing Bldgs 2312 Sq. Ft. Proposed no chg  
 Sq. Ft. of Lot / Parcel 8624  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2825  
 Height of Proposed Structure N/A

**OWNER INFORMATION:**

Name Meg & Joe Foley  
 Address 2388 West Plateau Ct  
 City / State / Zip Grand Junction CO 81507

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): Adding 3/4 bath

**APPLICANT INFORMATION:**

Name Olde World Custom Builders  
 Address PO Box 2570  
 City / State / Zip Grand Junction CO 81507  
 Telephone (970) 210-8575

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

NOTES: ACCO APPROVAL REQUIRED

**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 PD Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side 10 from PL Rear 10 from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Maximum Height of Structure(s) 25 Parking Requirement 2  
 Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_ 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 12/23/09  
 Planning Approval [Signature] Date 12/23/09

|  |                      |    |                                 |
|--|----------------------|----|---------------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES                  | NO | W/O No. <u>No change in use</u> |
| Utility Accounting <u>Marshall Cole</u>                | Date <u>12/23/09</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)