

FEE \$	N/C
TCP \$	2,554
SIF \$	460

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

BLDG PERMIT NO. _____

DEFERRED FEES

ZONING

Building Address 488 23 RD.
 Parcel No. 2945-17222001
 Subdivision LAMPLITE
 Filing _____ Block _____ Lot 1

No. of Existing Bldgs 0 No. Proposed 2
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 52,272 (1.2 AC)
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 14,200
 Height of Proposed Structure 13'

OWNER INFORMATION:

Name HEIDI DRAKE
 Address 555 BLUFF CT.
 City / State / Zip GR. JCT. CO. 81507

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

APPLICANT INFORMATION:

Name _____
 Address SAME
 City / State / Zip _____
 Telephone 260-1452

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

NOTES: FOUNDATION ONLY

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-2 Maximum coverage of lot by structures 30%
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES NO
 Side 15/3 from PL Rear 30/5 from PL Floodplain Certificate Required: YES NO
 Maximum Height of Structure(s) 35' Parking Requirement 2 **PAID**
 Voting District _____ Driveway Location Approval _____ Special Conditions FOUNDATION ONLY
 (Engineer's Initials) RS SEP 28 2010

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.

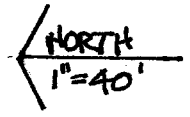
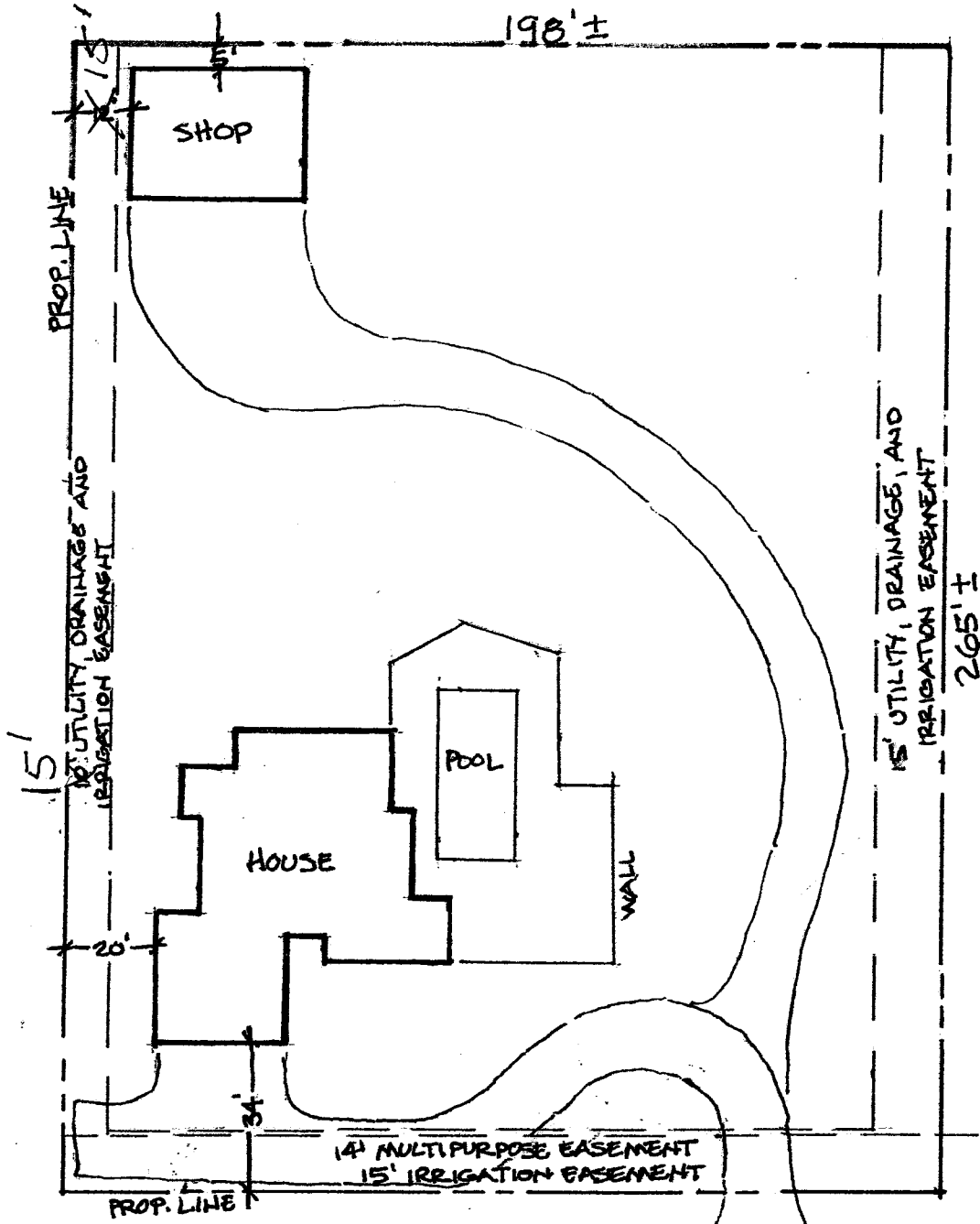
FEES DEFERRED

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 Henry Drake Date 3-2-10
 Planning Approval Nydia Reynolds Date 3-5-10

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21622</u>
Utility Accounting <u>Other Kancu</u>	Date <u>3-5-2010</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)



ACCEPTED *L. L. Reynolds*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING DIVISION
 IT IS THE APPLICANT'S RESPONSIBILITY TO
 VERIFY ALL EASEMENTS AND IDENTIFY
 EASEMENTS AND RECORDS TO THE

FOUNDATION ONLY

23 ROAD

PLOT PLAN
 488 23 ROAD
 HOUSE AND SHOP PROPOSAL