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

PLANNING CLEARANCE

BLDG PERMIT NO. _____

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

Building Address 721 Galaxy
 Parcel No. 2701-359-22-007
 Subdivision Galaxy subdivision
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 2 No. Proposed 0
 Sq. Ft. of Existing Bldgs 4300 Sq. Ft. Proposed 0
 Sq. Ft. of Lot / Parcel .43 acres 18,817.92
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 0 4300 22%
 Height of Proposed Structure Same

OWNER INFORMATION:

Name Rod Porter
 Address 990 Kestrel CT
 City / State / 65, CO 81505

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

APPLICANT INFORMATION:

Name Porter Homes LLC
 Address 990 Kestrel CT
 City / State / 65, CO 81505
 Telephone 210-6324

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: interior remodel

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.

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|--|---|
| THIS SECTION TO BE COMPLETED BY PLANNING STAFF | |
| ZONE <u>R-2</u> | Maximum coverage of lot by structures <u>30%</u> |
| SETBACKS: Front <u>20</u> from property line (PL) | Permanent Foundation Required: YES _____ NO _____ |
| Side <u>15</u> from PL Rear <u>30</u> from PL | Floodplain Certificate Required: YES _____ NO _____ |
| Maximum Height of Structure(s) <u>35</u> | Parking Requirement <u>PAID</u> |
| Voting District _____ Driveway Location Approval _____ | Special Conditions _____ |
| (Engineer's Initials) <u>AC</u> | |

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 7-08-2010
 Planning Approval Pat Olenick Date 7/8/10

| | | | |
|--|--------------------|--|--------------------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u>No Sewer/water charge</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>7/8/10</u> | | |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)