

FEE \$	10 <sup>00</sup>
TCP \$	2554 <sup>00</sup>
SIF \$	460 <sup>00</sup>

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

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

Building Address 654 Levi Ct.  
 Parcel No. 2945-024-30-004  
 Subdivision Logan Creek  
 Filing      Block      Lot 4

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3033  
 Sq. Ft. of Lot / Parcel 10487  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 5156 49%  
 Height of Proposed Structure 33'

**OWNER INFORMATION:**

Name Eben Abshire / Amy Hamilton  
 Address 101 Mesa View Dr. / 545 Pioneer Rd.  
 City / State / Zip GJ, CO 81503 / GJ, CO 81504

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

**APPLICANT INFORMATION:**

Name Jason Thompson  
 Address 654 Levi Ct.  
 City / State / Zip Grand Jct, CO 81506  
 Telephone 970 201 3460

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

**PAID**

NOTES: FB

**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>R-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO <u>    </u>		
Side <u>7</u> from PL Rear <u>25</u> from PL	Floodplain Certificate Required: YES <u>    </u> NO <u>X</u>		
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>2</u>		
Voting District <u>B</u>	Driveway Location Approval <u>TD</u> <small>(Engineer's Initials)</small>	Special Conditions _____	

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 2/26/10  
 Planning Approval [Signature] Date 5-11-10

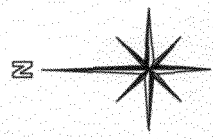
Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO <u>    </u>	W/O No. <u>21689</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/11/10</u>

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)

5-11-10

*Wayne J. Anderson*

**ACCEPTED**  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



Graphic Scale  
Scale: 1" = 20'

