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|---------------------|
| FEE \$ <u>10.00</u> |
| TCP \$ |
| SIF \$ |

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 90992



Building Address 4110 30 rd
 Parcel No. 2943-103-10-002
 Subdivision Sharp minor lot 2
 Filing _____ Block _____ Lot 2

No. of Existing Bldgs 1 Proposed 2
 Sq. Ft. of Existing Bldgs 1976 Proposed 560
 Sq. Ft. of Lot / Parcel 24329
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Gary Parmenter
 Address 4110 30 rd
 City / State / Zip GJ Colo 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name _____
 Address _____
 City / State / Zip _____
 Telephone 245-7728

***TYPE OF HOME PROPOSED:**

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

NOTES: _____

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF | |
| ZONE <u>RSF-4</u> | Maximum coverage of lot by structures <u>50%</u> |
| SETBACKS: Front <u>25'</u> from property line (PL) | Permanent Foundation Required: YES _____ NO <u>X</u> |
| Side <u>3'</u> from PL Rear <u>5'</u> from PL | Parking Requirement <u>2</u> |
| Maximum Height of Structure(s) <u>35'</u> | Special Conditions _____ |
| Voting District _____ | Driveway Location Approval _____ (Engineer's Initials) |

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 (Section 305, Uniform Building Code).

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).

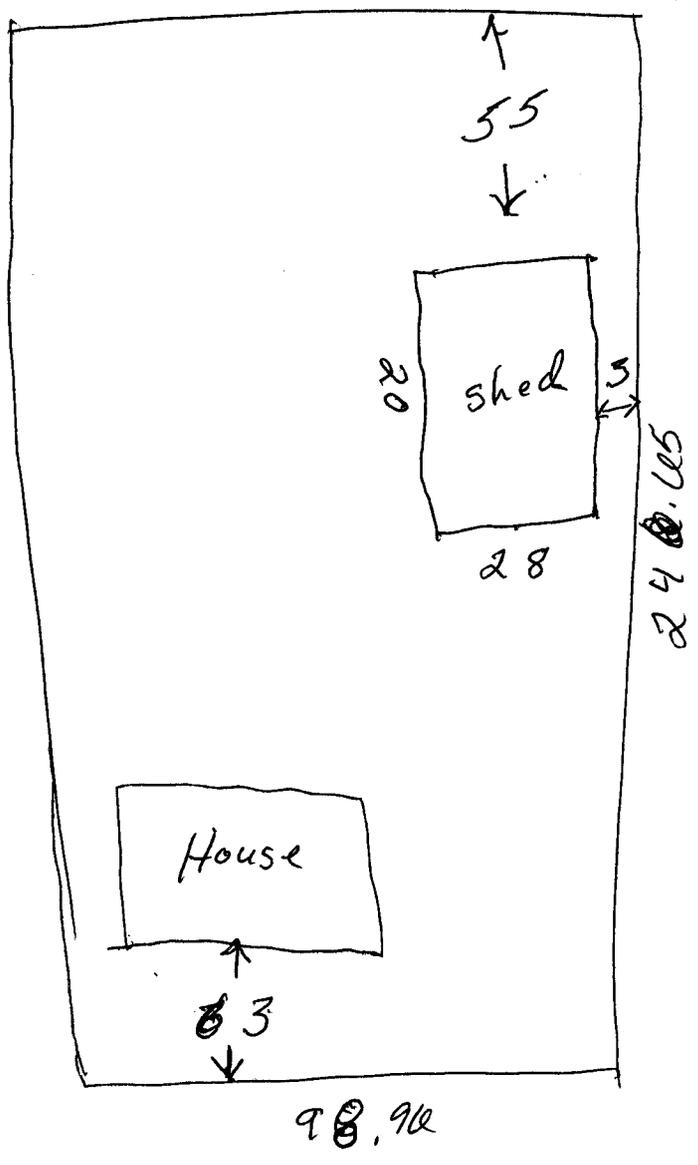
Applicant Signature Gary Parmenter Date 8-20-03
 Department Approval [Signature] Date 8/20/03

| | | | |
|--|---------------------|----------------------|---------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <u>[initials]</u> | W/O No. _____ |
| Utility Accounting <u>[Signature]</u> | Date <u>8/20/03</u> | | |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Long 248
wide 98

ACCEPTED *Yisha Amazon* 8/20/03
ANY CHANGE OF SETBACKS **MUST BE**
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



30 Rd