

FEE \$ 10.00
TCP \$
SIF \$

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

BLDG PERMIT NO. 91052



Your Bridge to a Better Community

Building Address 2680 B 1/2 Rd
 Parcel No. 2945-201-28-011
 Subdivision Southgate Commons
 Filing _____ Block _____ Lot _____

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

OWNER INFORMATION:

Name Hampstead Partners LP
 Address 2680 B 1/2 Rd
 City / State / Zip Grand Jct CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Nelson Engineering & Const Inc
 Address 321 S. Redlands Rd.
 City / State / Zip Grand Jct CO 81503
 Telephone 260 0445

***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.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>RMF-11c</u>	Maximum coverage of lot by structures <u>75%</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 _____
Maximum Height of Structure(s) <u>40'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

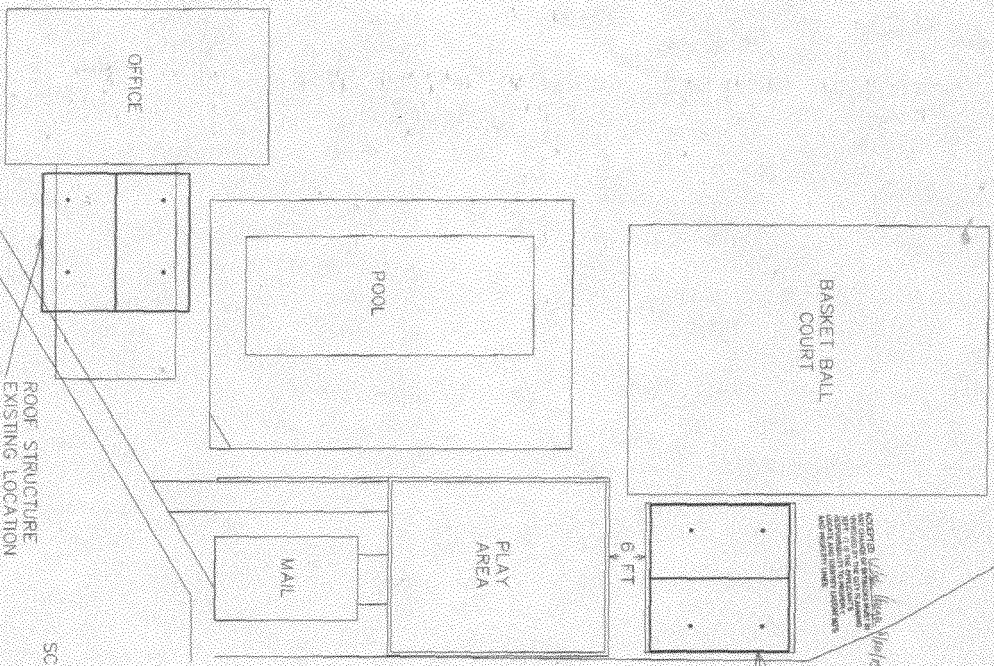
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 [Signature] Date 8/26/03
 Department Approval [Signature] Date 8/26/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>BBA area</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/26/03</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)



NELSON ENGINEERING & CONST. INC.
 321 S. REINLANDS RD.
 GRAND JUNCTION, CO 81503
 241-0429

MONUMENT COMMUNITY CENTER
 ROOF STRUCTURE RELOCATION

2680 81/2 ROAD
 GRAND JUNCTION, COLORADO

REVISION	DATE	DESCRIPTION	BY	CHK

DATE: 8/22/03
 SHEET 1 OF 1