

FEE \$ 5.00
TCP \$
SIF \$

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

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



Building Address 563 Colorado  
 Parcel No. 2945-144-28-009  
 Subdivision n/a  
 Filing n/a Block n/a Lot n/a

No. of Existing Bldgs 1 Proposed 0  
 Sq. Ft. of Existing Bldgs 1 Proposed 0  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name TUSCA II  
 Address Box 4136  
 City / State / Zip Grand Junction - CO - 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Nandy Albrecht  
 Address 999 20 Road  
 City / State / Zip Fruita, CO, 81521  
 Telephone 970-690-5281

**\*TYPE OF HOME PROPOSED:**

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

NOTES: Demo existing building  
Demo interior

**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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>R-0</u>	Maximum coverage of lot by structures <u>90%</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <u>N</u> NO _____
Side <u>5/5</u> from PL Rear <u>10/5</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>will need to</u>
Voting District _____	<u>come back in when new</u>
Driveway Location Approval _____ (Engineer's Initials)	<u>construction starts.</u>

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 Nandy Albrecht Date 11/10/03  
 Department Approval Ulrike Magon Date 11/10/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Demolish Only</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/10/03</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)