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

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



Building Address 741 Pitkin Ave  
 Parcel No. 2945-144-43-007  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

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

**OWNER INFORMATION:**

Name Paul & Kathryn Zamora  
 Address 2288 Shane Court  
 City / State / Zip Grand Junction Colo 81503

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Paul Zamora  
 Address 2288 Shane Court  
 City / State / Zip Grand Junction Colo 81503  
 Telephone (970) 241-7150 <sup>BUS</sup> 970 243-2383

**\*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 C-1 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO X

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Parking Requirement \_\_\_\_\_

Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions Not putting new structure on site.

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 Paul Zamora Date 9-5-03  
 Department Approval Misha Aragon Date 9/5/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>Marshall Cole</u>	Date	<u>9/5/03</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)