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

BLDG PERMIT NO. _____



Building Address 1178 Santa Clara Ave
 Parcel No. 2945-234-09-025
 Subdivision Camp Light
 Filing _____ Block _____ Lot 44

No. of Existing Bldgs 1 Proposed 2
 Sq. Ft. of Existing Bldgs 1,360 Proposed 240
 Sq. Ft. of Lot / Parcel 3,354.12
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Richard R Spencer
 Address 1178 Santa Clara Ave
 City / State / Zip Grand Junction Co 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name San Richard R Spencer
 Address 1178 Santa Clara Ave
 City / State / Zip Grand Junction Co 81503
 Telephone 970 255-0431

***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 PD Maximum coverage of lot by structures _____

SETBACKS: Front 10' from property line (PL) Permanent Foundation Required: YES _____ NO _____

Side 0' from PL Rear 5' from PL Parking Requirement _____

Maximum Height of Structure(s) _____ 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).

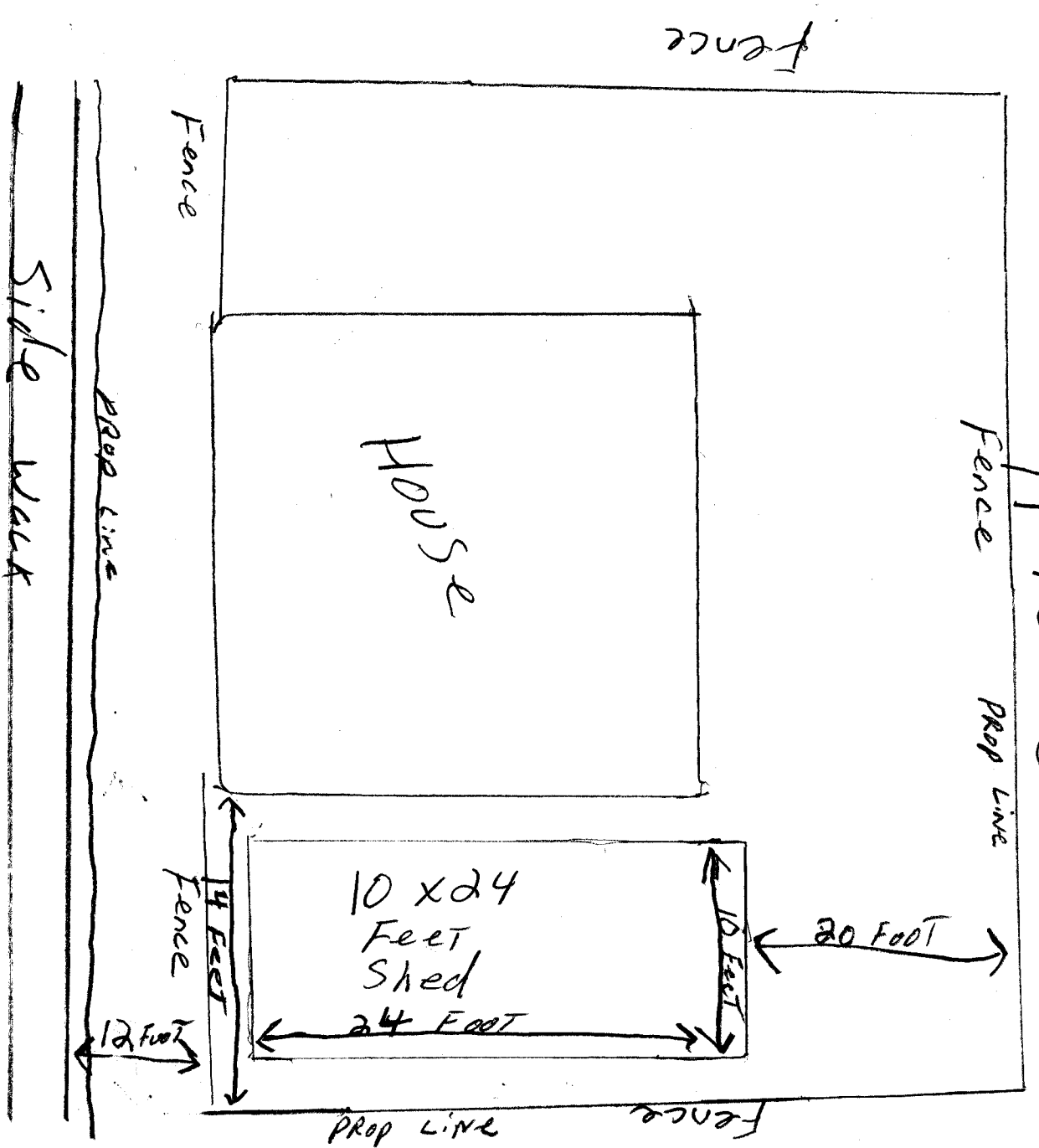
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date _____
 Department Approval [Signature] Date 8/4/03

Additional water and/or sewer tap fees are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>8/4/03</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)

1178 Santa Clara Ave



8/4/03

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