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

BLDG PERMIT NO. _____

ON SEPTIC
 Building Address 692 26 Rd.
 Parcel No. 2945 022 00 044
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 5 No. Proposed ONE
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1400
 Sq. Ft. of Lot / Parcel 2+ AC
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3400

OWNER INFORMATION:

Name MARK WILLIAMS
 Address 692 26 Rd.
 City / State / Zip G.J. CO. 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name G.D. BULLERS
 Address 3183 BE Rd.
 City / State / Zip G.J. CO 81503
 Telephone 261 4275

***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 RSF-1 Maximum coverage of lot by structures 20%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 15' from PL Rear 30' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' 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 _____ Date 7/23/04
 Department Approval Wishu Aragon Date 7/23/04

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. SEPTIC
 Utility Accounting _____ Date 7/23/04

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)

