

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

69287-3562

Building Address 1060 Belford

No. of Existing Bldgs 2 No. Proposed 0

Parcel No. 2945-141-05-018

Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____

Subdivision Grand Junction

Sq. Ft. of Lot / Parcel _____

Filing _____ Block 2 Lots 17 & 18

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Mike Kolb

DESCRIPTION OF WORK & INTENDED USE:

Address 1060 Belford Ave.

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): hanging insulation to create a warm room in garage

City / State / Zip Grand Junction CO 81501

*TYPE OF HOME PROPOSED:

APPLICANT INFORMATION:

Name Dennis Kolb

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

Address 1060 Belford Ave

City / State / Zip Grand Junction CO 81501

NOTES: _____

Telephone (970)-201-9010

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>C-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>15'/25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>0'/0'</u> from PL Rear <u>10'/10'</u> 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).

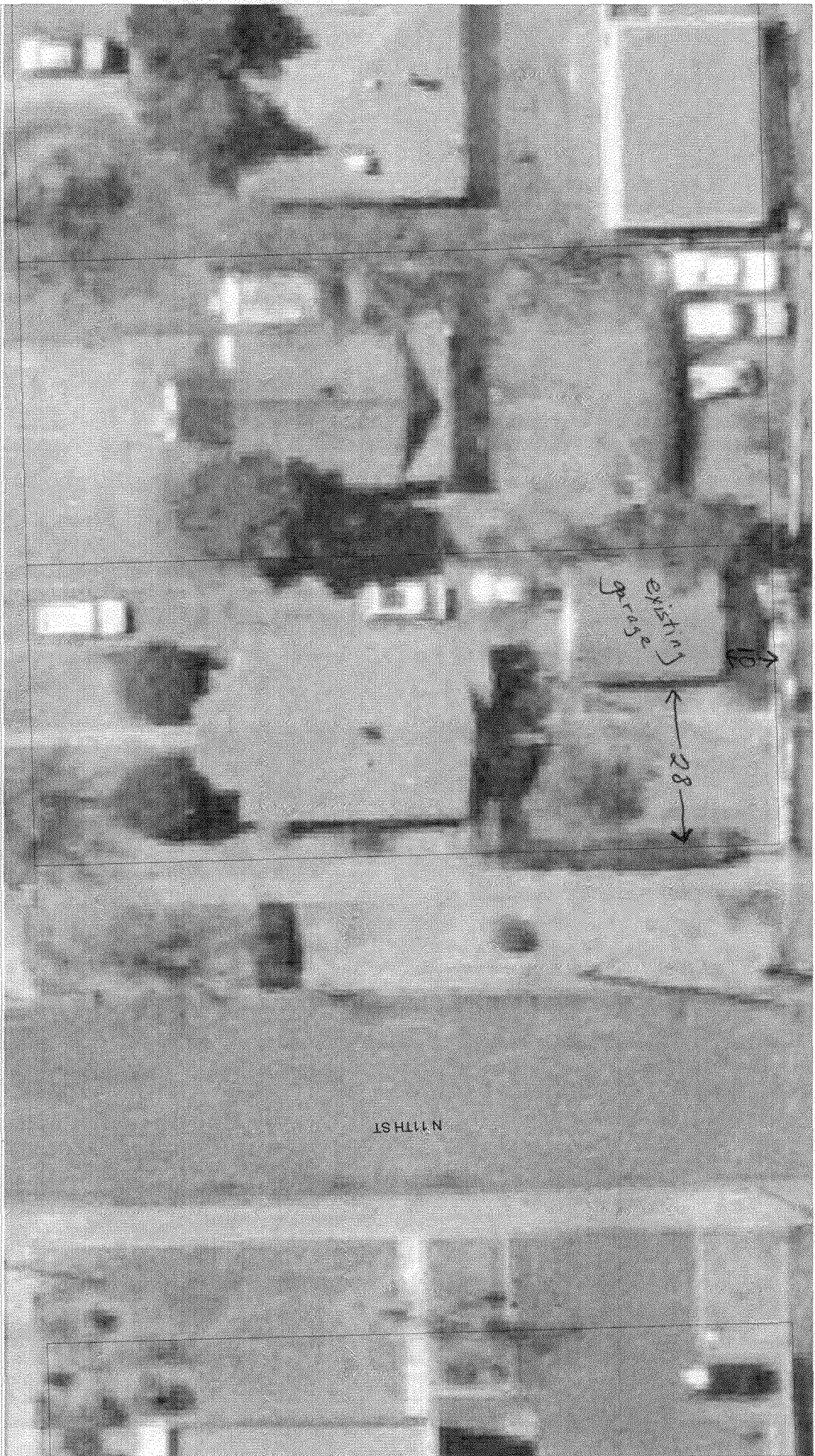
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature DxKxII Date 10-18-04

Department Approval Gayleen Henderson Date 10-18-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>interior</u>
Utility Accounting <u>OK never</u>	Date <u>10-18-04</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)



10-18-04 *Gaylean Henderson*
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

