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|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | 0 |
| SIF \$ | 0 |

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

BLDG PERMIT NO. _____



Building Address 2188 W. Canyon Ct No. of Existing Bldgs _____ Proposed 180 sf
 Parcel No. 2947-351-08-017 Sq. Ft. of Existing Bldgs _____ Proposed _____
 Subdivision CANYON VIEW Sq. Ft. of Lot / Parcel _____
 Filing _____ Block 2 Lot 17 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Michael & Denise Kille
 Address 2188 W. Canyon Ct
 City / State / Zip Grand Junction, CO 81503

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel
- Addition 15' x 12' 180sf
- Other (please specify): _____

APPLICANT INFORMATION:

Name WEAVER Remodeling & Coast
 Address PO Box 40976
 City / State / Zip Grand Jct, CO
 Telephone 970-245-2589

***TYPE OF HOME PROPOSED:**

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

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.

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|---|--|
| THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF | |
| ZONE <u>PD</u> | Maximum coverage of lot by structures _____ |
| SETBACKS: Front <u>30'</u> from property line (PL) | Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> |
| Side <u>15'</u> from PL Rear <u>25'</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 Mona Weaver Date 2-9-04
 Department Approval _____ Date 2-9-04

| | | | |
|--|--------------------|-------------------------------------|---------|
| Additional water and/or sewer tap fee(s) are required: | YES | <input checked="" type="radio"/> NO | W/O No. |
| Utility Accounting <u>[Signature]</u> | Date <u>2.9.04</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)

Michael & Denise Viller
2188 W. CANYON CT
Grandjet, CO. 81503

2-9-04
ACCEPTED Gayleen Henderson
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Block 2 - Lot 17
CANYON VIEW & SUB.

