

FEE \$ <u>5.00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. _____

Premise #1064

Building Address 863 Colorado No. of Existing Bldgs 1 No. Proposed 0
 Parcel No. 2945-144-28-009 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision _____ Sq. Ft. of Lot / Parcel _____
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Colorado 9th -
 Address 863 Colorado
 City / State / Zip Grand Junction CO 81502

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Bandy Albrecht
 Address 999 20 Road
 City / State / Zip Fruita CO 81521
 Telephone 970-640-5281

***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 R-0 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side _____ from PL Bear _____ from PL Parking Requirement _____
 Maximum Height of Structure(s) _____ Special Conditions Demo only is going through a site plan review process
 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 Bandy Albrecht Date _____
 Department Approval [Signature] Date 11/10/04

Additional water and/or sewer tap fee(s) are required:	YES	NQ	W/O No. <u>Demo Only</u>
Utility Accounting <u>[Signature]</u>	Date <u>NOV 10 2004</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)