

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

79376-5395
 Building Address 2839 Elm Ave
 Parcel No. 2943-078-35-001
 Subdivision Glottelty
 Filing _____ Block _____ Lot 1

No. of Existing Bldgs 2 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1990 Sq. Ft. Proposed 1600
 Sq. Ft. of Lot / Parcel 29795 sq. ft.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3590

OWNER INFORMATION:

Name Mike Goodknight
 Address 2839 Elm Ave
 City / State / Zip Grand Junction CO 81501

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): Garage / shop / storage

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): Garage / shop

APPLICANT INFORMATION:

Name Mike Goodknight
 Address 2839 Elm Ave
 City / State / Zip Grand Junction CO 81501
 Telephone 970-270-3332

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 <u>RMF-8</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>3'</u> from PL Rear <u>5'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35'</u>	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 Mike Goodknight Date 10/18/04
 Department Approval Jaye Hall per Bob Blanchard Date 10/18/04

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

10/15/04
ACCEPTED *C. Jane Hall*

Map 1

3590

1.684 acres

DEPT. IT IS THE APPLICANTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

