

FEE \$	12.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. _____

Building Address Fruitvale 2949 E. Erika Ct. No. of Existing Bldgs 1 No. Proposed _____
 Parcel No. 2943-052-44-009 Sq. Ft. of Existing Bldgs 1864 Sq. Ft. Proposed 120
 Subdivision North Glen Sq. Ft. of Lot / Parcel _____
 Filing _____ Block 1 Lot 9 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Horst Gummin
 Address 2949 E. Erika Ct.
 City / State / Zip Gt. J., Co. B1504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Horst Gummin
 Address 2949 E. Erika Ct.
 City / State / Zip Gt. J., Co. B1504
 Telephone 254 8233

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): 10'x12' Addition

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 PD Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 5' from PL Rear 20' from PL Parking Requirement 2
 Maximum Height of Structure(s) _____ Special Conditions _____
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials)

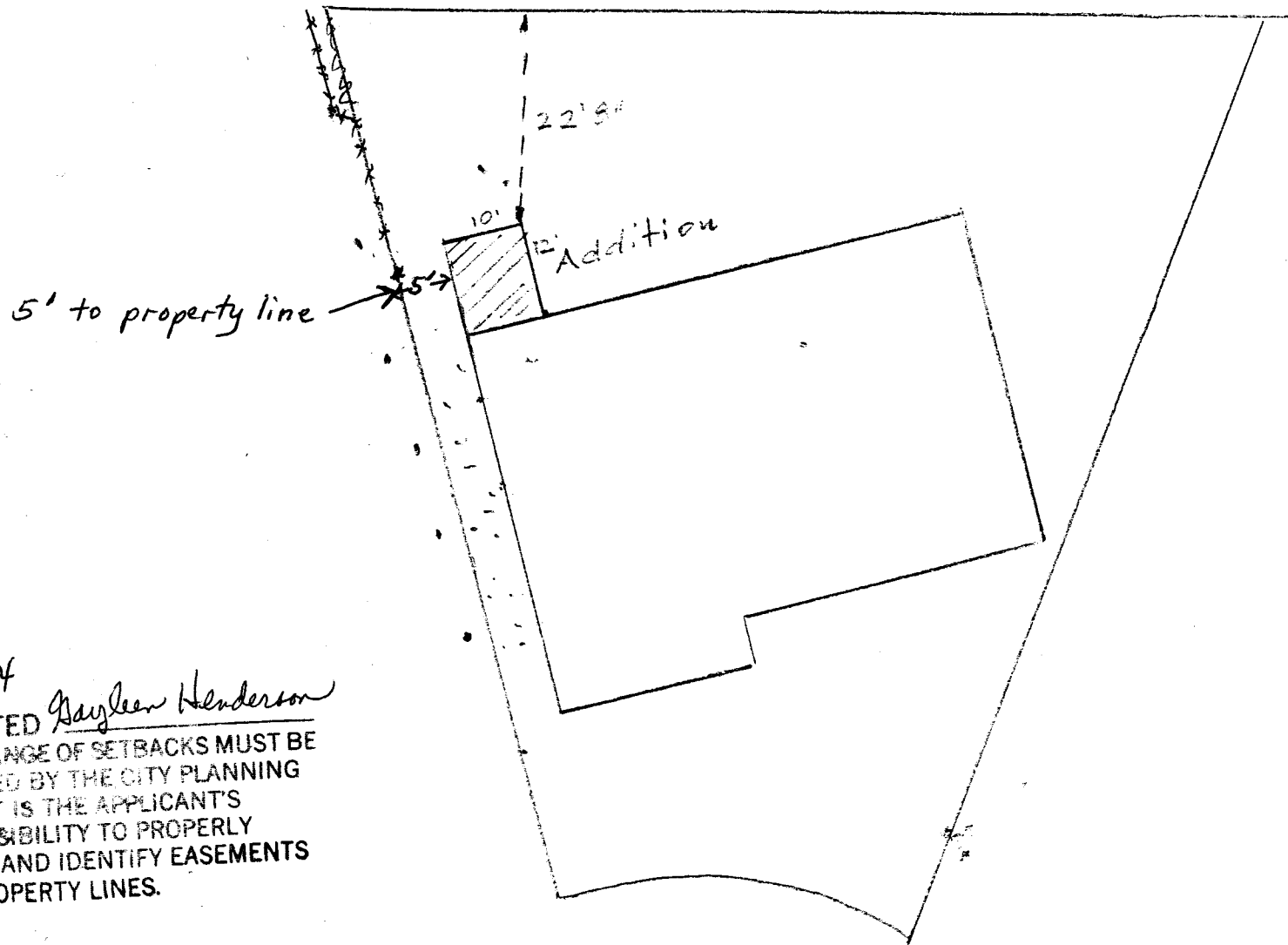
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Horst Gummin Date 7-15-04
 Department Approval Dayleen Henderson Date 7-15-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Addition</u>
Utility Accounting <u>0</u>	Date _____		

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)



7-15-04

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.

Horst Gummix
2949 E. Ewing Ct.
G.J. Co, 81504
254-8233

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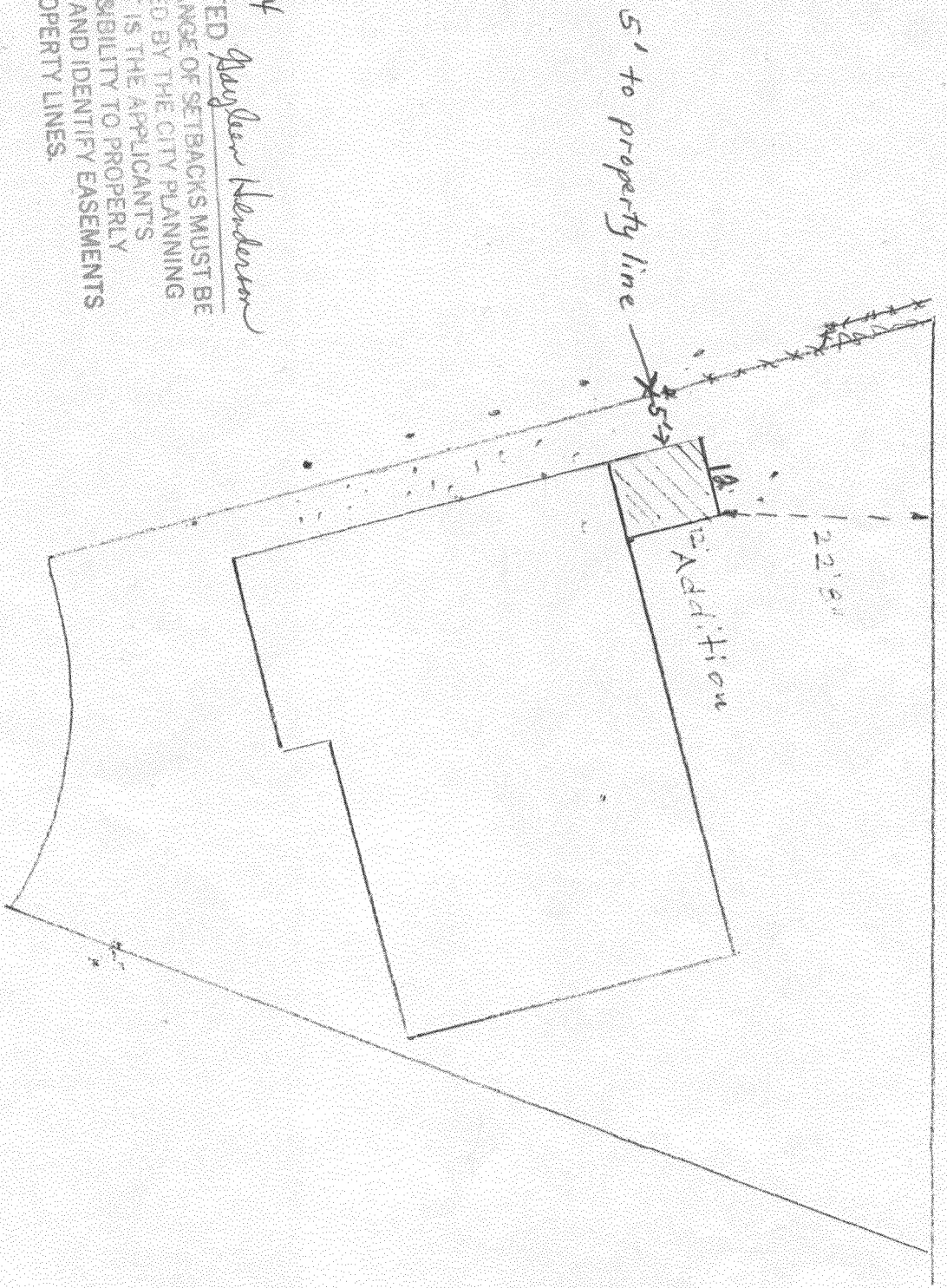
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Applicant Signature Horst Gummin Date 7-15-04 Revised on 8/31/04
 Department Approval Dayleen Henderson Date 7-15-04

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 Utility Accounting _____ Date _____

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