

FEE \$ 10.00
 TCP \$
 SIF \$

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

Building Address 324 Fair View
 Parcel No. 2945-154-03-014
 Subdivision River Side
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 0 Proposed _____
 Sq. Ft. of Existing Bldgs 1600 sq ft Proposed 270.25
 Sq. Ft. of Lot / Parcel 1870.25 sq ft
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION: Arlene Beltran
 Name Arlene Mary Beltran
 Address 324 Fair View Ave
 City / State / Zip Grand Jct Colo 81501

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____
 *TYPE OF HOME PROPOSED: Bedroom + Bathroom

APPLICANT INFORMATION:
 Name Same as above
 Address _____
 City / State / Zip _____
 Telephone 256-7935

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____
 NOTES: There was a permit issued in 2002 that had expired

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 RMF-8 Maximum coverage of lot by structures _____
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side 3 from PL Rear 5' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35 Special Conditions no kitchen allowed
 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 Arlene M Beltran Date 2-28-04
 Department Approval Misha Nagor Date 2/18/04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>No</u>
Utility Accounting <u>CM</u>	Date <u>2/18/04</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)

324

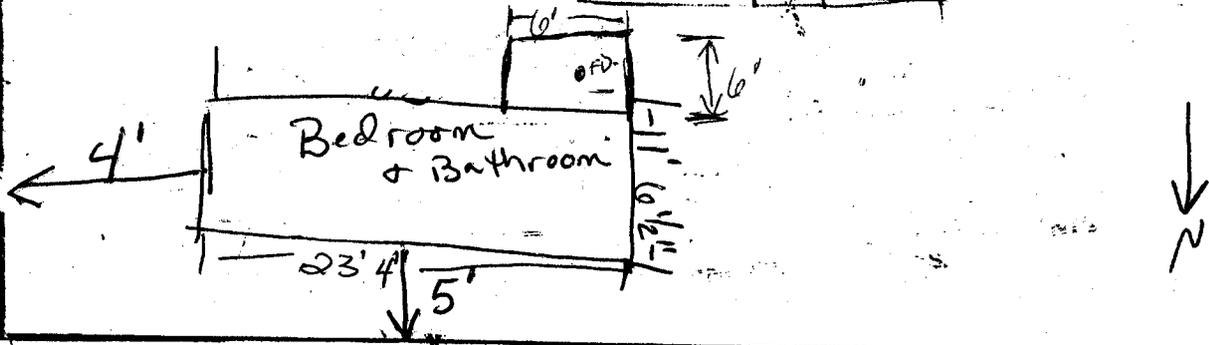
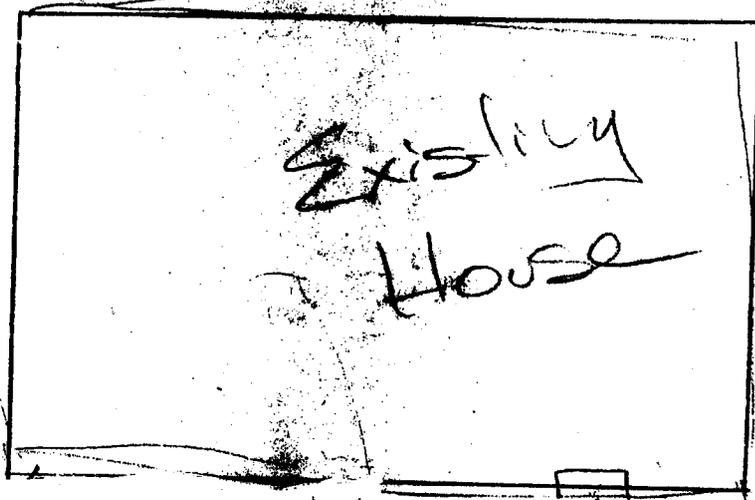
Fairview

7/24/02

Revised 9/9/02

ACCEPTED C. Faye Gibson
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

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20 7"

15' No more

50 ft

Revised Wade Wagner 2/18/04
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