

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

Building Address 687 Glen Caro Dr.
Parcel No. 2945-022-05-012 (New)
Subdivision Glen Caro
Filing _____ Block _____ Lot 8

No. of Existing Bldgs 0 Proposed 1
Sq. Ft. of Existing Bldgs 0 Proposed 2,676
Sq. Ft. of Lot / Parcel 34,848 sq. ft.
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4,206 sq. ft.

OWNER INFORMATION:

Name Charles Guenther & Miriam Blomwich
Address 1155 Lakeside Dr. #104
City / State / Zip Grand Jct., Co 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Same as owner
Address _____
City / State / Zip _____
Telephone 970-243-7477

***TYPE OF HOME PROPOSED:**

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

NOTES: See attached for parcel and address change

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>RSF-1</u>	Maximum coverage of lot by structures <u>20%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>15'</u> from PL Rear <u>30'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>B</u> Driveway Location Approval <u>Ulr</u> (Engineer's Initials)	<u>NEED WORK IN P.O.W PERMIT FROM PUBLIC WORKS FOR DRIVEWAY TIE-IN AND CULVERT</u>

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 Miriam Blomwich / Charles O. Guenther Date 2/24/04
Department Approval NA Gayle Henderson Date 3-10-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17000</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/10/04</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)

