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PLANNING CLEARANCE

BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)
Community Development Department

55607-3210 -

Building Address 804 Hill Ave

No. of Existing Bldgs 2 No. Proposed 0

Parcel No. 2945-141-15-010

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 Harry & Angella Davis

Address 804 Hill Ave

City / State / Zip Grand Jct Co. 81501

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): electric wiring for garage

APPLICANT INFORMATION:

Name HARRY & Angella Davis

Address 804 Hill Ave.

City / State / Zip G.J. Co. 81501

Telephone 970-201-3800

***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 <u>RMF-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>
Side <u>3'</u> from PL Rear <u>5'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>only doing permit for electric wiring</u>
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 Angella Davis Date 8-13-04
 Department Approval Misha Magon Date 8/13/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>wiring garage</u>
Utility Accounting <u>(Signature)</u>	Date <u>8/13/04</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)