

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. _____

Building Address 669 Hwy 50 #3
 Parcel No. 2945-262-07001
 Subdivision Fairley Addition
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 27 homes No. Proposed 1 shed
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 8x5 shed
14x5 porch
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Delmar Ieger
 Address 61389 Tombstone Dr.
 City / State / Zip Montrose, Co. 81401

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Doreen Day
 Address 669 Hwy 50 #3
 City / State / Zip Grand Junction Co 81503

***TYPE OF HOME PROPOSED:**

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

Telephone 241-7926

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 PP Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES _____ NO X

Side Per Park from PL Rear egs from PL Parking Requirement _____

Maximum Height of Structure(s) _____ Special Conditions _____

Voting District E Driveway Location Approval NIA
 (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 Doreen L. Day Date 7-2-04

Department Approval Justin J. Costello Date 7-2-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>prem 1173</u>
Utility Accounting <u>Valley</u>	Date	<u>7/2/04</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)



ACCEPTED 31c 7/9/04
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.

