

FEE \$	10.00
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 1550 Hwy 50  
 Parcel No. #29  
 Subdivision GREEN RIVER VIEW PARK  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 980  
 Sq. Ft. of Lot / Parcel 3350  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 50 sq ft

**OWNER INFORMATION:**

Name RICHARD A. LUNDIN  
 Address 1550 Hwy 50 so. #28  
 City / State / Zip GRAND JCT. CO. 81503

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel
- Other (please specify): MANUFACTURED HOME

**APPLICANT INFORMATION:**

Name RICHARD A. LUNDIN  
 Address 2527 D. RD  
 City / State / Zip GRAND JUNCTION CO. 81503  
 Telephone (970) 243-3986

**\*TYPE OF HOME PROPOSED:**

- Site Built
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

**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>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structures _____	Special Conditions _____
Voting District _____	Diveway _____
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 [Signature] Date 10-03-04  
 Department Approval [Signature] Date 10/4/04

Additional water and/or sewer tap fee(s) are required:	YES	<u>NO</u>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>10/4/04</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)