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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.



Your Bridge to a Better Community

Building Address 104 ULAC LANE
Parcel No. 2945-101-00-027
Subdivision UN PLATTED
Filing _____ Block _____ Lot _____

No. of Existing Bldgs 4 Proposed 4
Sq. Ft. of Existing Bldgs 1400 HOUSE Proposed 3100 HOUSE
1200 GARAGE Proposed 1345 GARAGE
Sq. Ft. of Lot / Parcel 0.5 AC
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) N/A

OWNER INFORMATION:

Name DANIEL + ELIZABETH GARNER
Address 104 Ulac Ln
City / State / Zip CO CO 81505

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
 - Interior Remodel Addition
 - Other (please specify): RELOCATE GREENHOUSE ONTO GARAGE AND MASTER BEDROOM, LIVING, KITCHEN, ONTO EXISTING HOME.
- *TYPE OF HOME PROPOSED: SINGLE, KITCHEN, ONTO EXISTING HOME.
- Site Built Manufactured Home (UBC)
 - Manufactured Home (HUD)
 - Other (please specify): _____

APPLICANT INFORMATION:

Name SAME
Address _____
City / State / Zip _____
Telephone _____

NOTES: N/A

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-4</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>N/A</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>SINGLE-FAMILY HOME ADDITION AND 12' X 12' GREENHOUSE ONLY @ THIS TIME.</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 [Signature] Date 2-13-04
Department Approval [Signature] Date 2-10-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>replace handcr dtd</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/13/04</u>	<u>1/22/04</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)

