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PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

81956-46411

Building Address 715 W. Main
 Parcel No. 2945-154-19-070
 Subdivision Bowers
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 9100 1 No. Proposed 200 #0
 Sq. Ft. of Existing Bldgs 9100 Sq. Ft. Proposed 200
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Concepcion Lazzano
 Address 715 W. Main
 City / State / Zip Grand Junction Co. 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Mary Lou Lazzano
 Address 715 W. Main
 City / State / Zip Grand Junction Co. 81505
 Telephone 970-248-0005

***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 RMF-8 Maximum coverage of lot by structures 70 970
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO
 Side 5' from PL Rear 10' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 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 Mary Lou Lazzano Date 12-27-04
 Department Approval [Signature] Date 12-27-04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>porch</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/27/04</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)

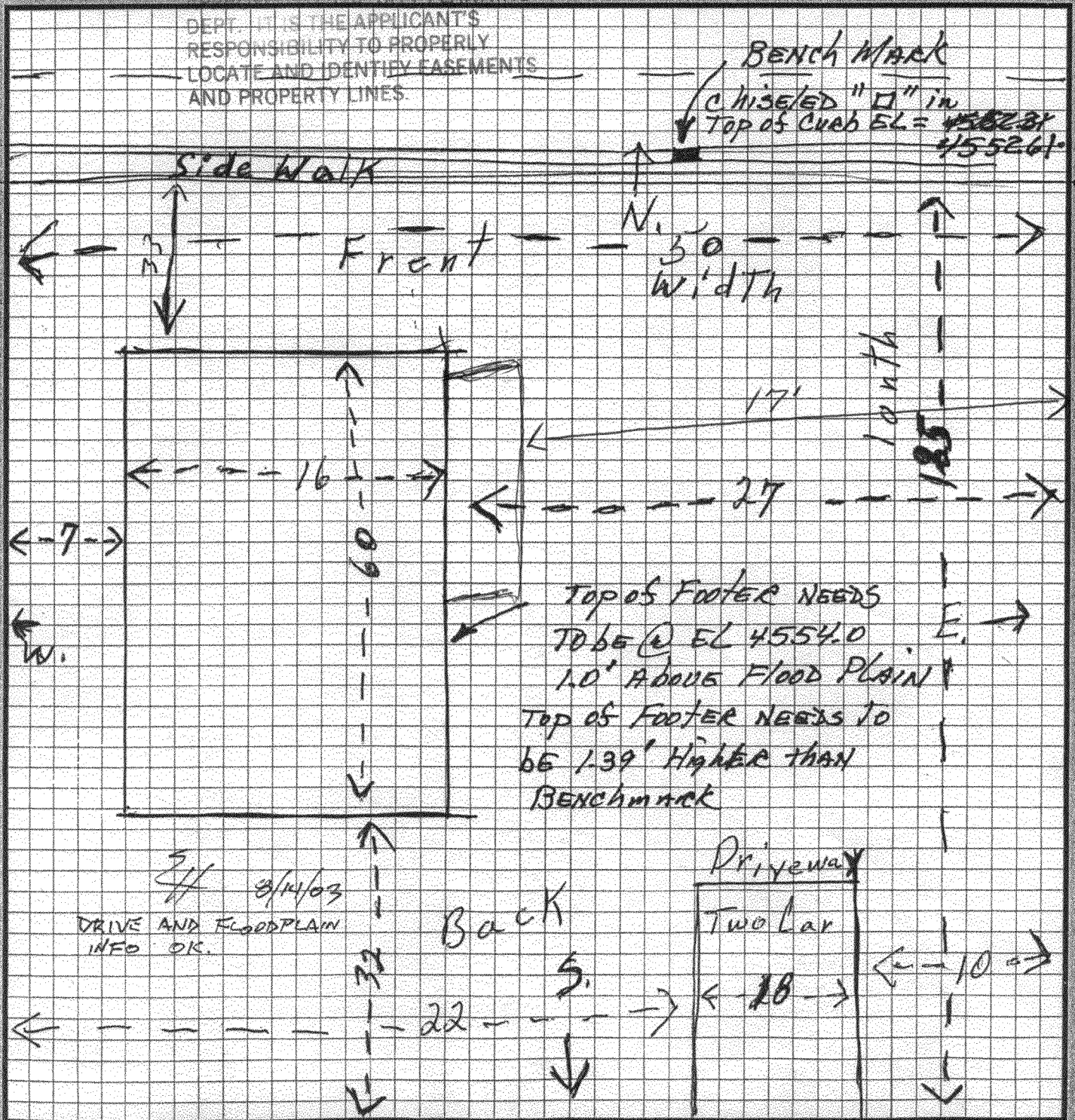
SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:

- 1- An outline of the PROPERTY LINES with dimensions
- 2- An outline of the PROPOSED STRUCTURE with its dimensions.
- 3- The DISTANCE from existing and/or proposed structure(s) to the front, rear and side property lines
- 4- All EASEMENTS or RIGHTS - OF - WAY on the property
- 5- All other STRUCTURES on the property.
- 6- All STREETS and ALLEYS adjacent to the property and street names
- 7- All existing and proposed DRIVEWAYS
- 8- An arrow indicating North

ACCEPTED *Settelle 8/14/03*
 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.

FAILURE TO PROVIDE COMPLETE INFORMATION MAY RESULT IN A DELAY IN ISSUANCE OF A PLANNING CLEARANCE.

ACCEPTED *12/27/04*
 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.



Alley