

FEE \$ 10.00
 TCP \$ 0
 SIF \$ 0

PLANNING CLEARANCE (N)

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department



Your Bridge to a Better Community

63027-11A/1

Building Address 1171 MICHAELA'S PL No. of Existing Bldgs 1 Proposed 0

Parcel No. 2945 234 14 001 Sq. Ft. of Existing Bldgs 1344 Proposed 240

Subdivision Micallas Village Sq. Ft. of Lot / Parcel _____

Filing _____ Block 3 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name BOB BARK

Address 1171 MICALLA'S PL

City / State / Zip GRAND JUNCTION, CO

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name DURA SYSTEMS INC

Address 902 HWY 50

City / State / Zip GRAND JUNCTION, CO

Telephone 245-6898

***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 BMF-8 Maximum coverage of lot by structures 70%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X 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).

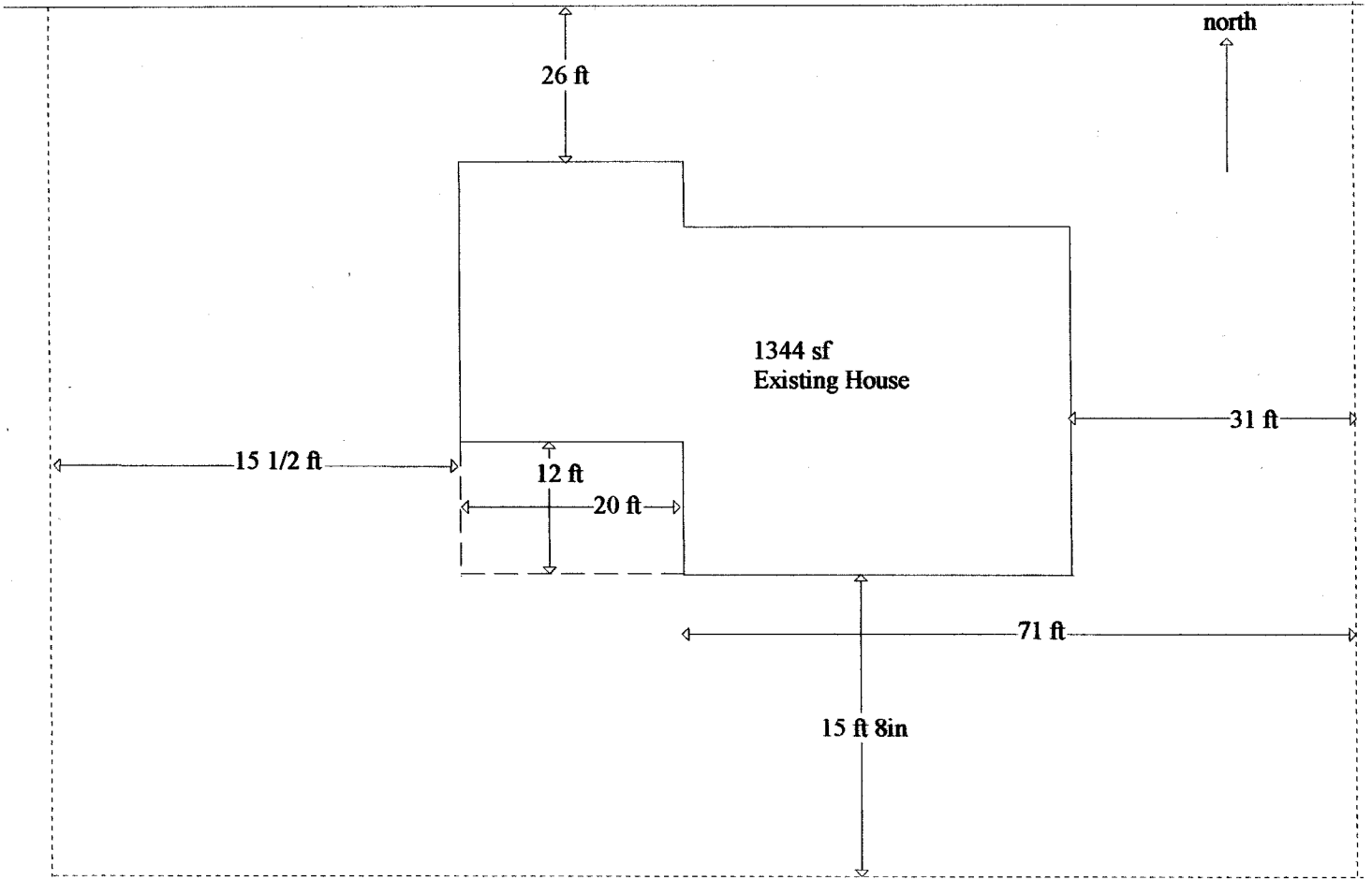
Applicant Signature William Tiefenbach Date 1/13/04

Department Approval Gaye Hall Date 1/13/04

Additional water and/or sewer tap fee(s) are required: YES NO W/O NO

Utility Accounting D. P. ... Date 1-13-04

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)



11/13/04
Jaye Hael
ACCEPTED
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.