

FEE \$	5.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. _____

Units 1, 2, 3

Building Address 2546 RIM ROCK No. of Existing Bldgs 1 No. Proposed _____
 Parcel No. 2945-103-37-015 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision Rimrock Marketplace B Sq. Ft. of Lot / Parcel _____
 Filing 3 Block 2 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name JERRY & ELENI SICA
 Address 676 INDEPENDENCE VALLEY DR
 City / State / Zip 680 JCT Co 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name QUALITY SERVICES / PAUL KAROUS
 Address 2625 MESA AVE
 City / State / Zip 680 JCT Co 81501
 Telephone 242-6834

***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 <u>C-2</u>	Maximum coverage, of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions <u>Tenant Finish</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 Paul Karous Date 6-7-04
 Department Approval C. Faye Hall Date 6/8/04

Additional water and/or sewer, tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date	<u>6/8/04</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)