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|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | 0 |
| SIF \$ | 0 |

2
PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

22918-14643
 BLDG ADDRESS 2359 South Rim
 TAX SCHEDULE NO. 2945-083-25-010
 SUBDIVISION South Rim
 FILING _____ BLK _____ LOT _____
 (1) OWNER Gorden & Judy Harbut
 (1) ADDRESS 2359 South Rim
 (1) TELEPHONE 245-8866
 (2) APPLICANT Koos Const Inc
 (2) ADDRESS 2050 Wagoner St
 (2) TELEPHONE 242-8779

SQ. FT. OF PROPOSED BLDGS/ADDITION 1867
 SQ. FT. OF EXISTING BLDGS 1867
 TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 USE OF EXISTING BUILDINGS Residence
 DESCRIPTION OF WORK & INTENDED USE Finish Basement
 TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ 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 PD
 SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side _____ from PL, Rear _____ from PL
 Maximum Height _____

Maximum coverage of lot by structures _____
 Permanent Foundation Required: YES _____ NO _____
 Parking Req'mt _____
 Special Conditions additional living area for use by one family
 CENSUS _____ TRAFFIC _____ ANNEX# _____

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 1-16-04
 Department Approval Gayleen Henderson Date 1-16-04

| | | | |
|--|-----|--|-------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u>basement</u> |
| Utility Accounting <u>[Signature]</u> | | Date | <u>1-16-04</u> |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)