

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

42738-1176
Building Address 639 W. UTEA G.S.

No. of Existing Bldgs 5 Proposed _____

Parcel No. 2945-154-24-015

Sq. Ft. of Existing Bldgs 1751.75^{SF} Proposed 300'SF

Subdivision Mobley

Sq. Ft. of Lot / Parcel 13912.68 SF

Filing _____ Block 12 Lot 16

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1751.75sf

OWNER INFORMATION:

Name James D. Cunningham

DESCRIPTION OF WORK & INTENDED USE:

Address 639 W. UTEA

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): covered porch 10'x30'

City / State / Zip Grand Junction CO 81501

***TYPE OF HOME PROPOSED:**

APPLICANT INFORMATION:

Name James D. Cunningham

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

Address 639 W. UTEA

City / State / Zip Grand Junction CO 81501

NOTES: _____

Telephone 970-255-0612

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 _____

SETBACKS: Front 20' from property line (PL)

Permanent Foundation Required: YES _____ NO _____

Side 5' from PL Rear 10' from PL

Parking Requirement _____

Maximum Height of Structure(s) _____

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 James Cunningham Date 5/3/04

Department Approval Barbara Henderson Date 5-3-04

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. Repatch only

Utility Accounting Donner Date 5-3-04

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)

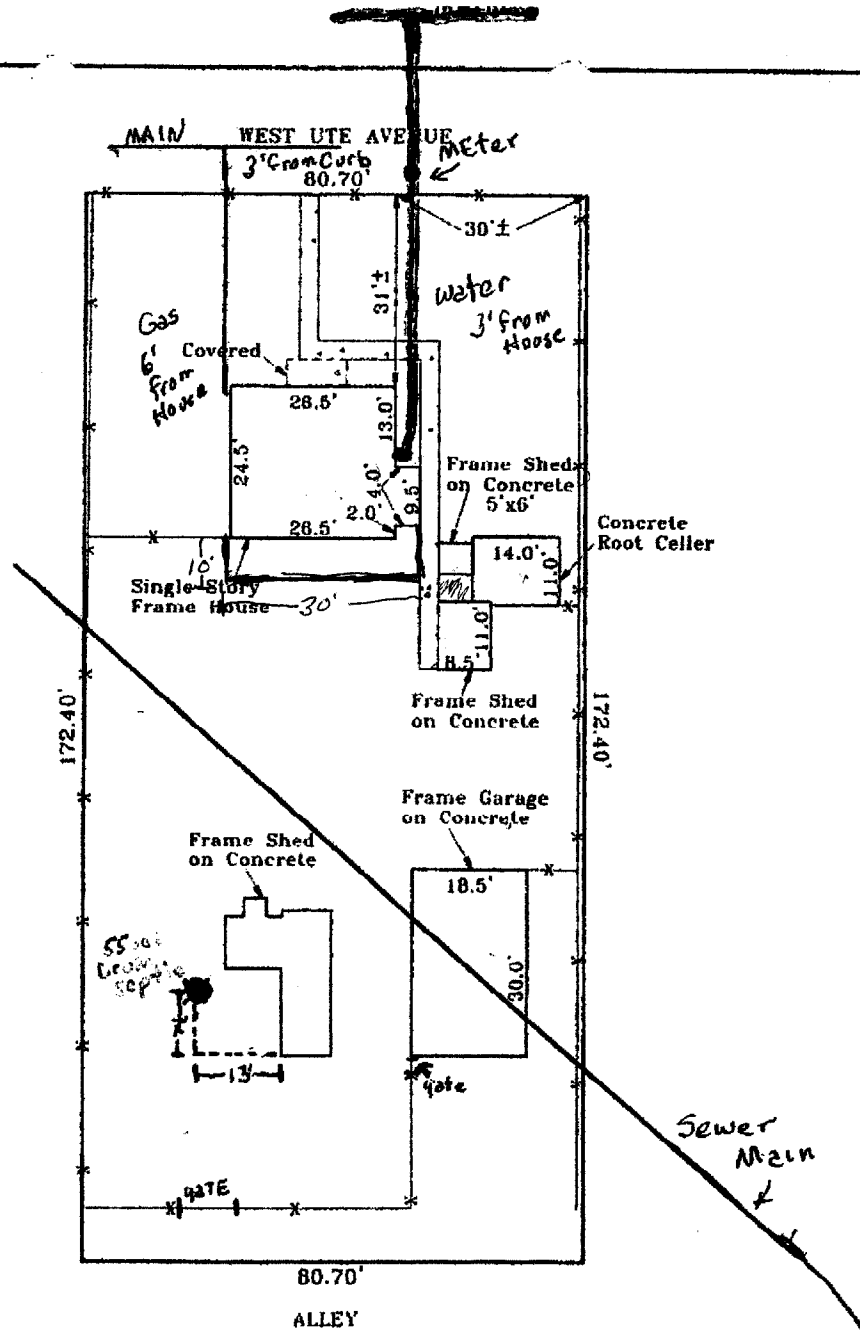
5-3-04

ACCEPTED *Gayle Henderson*

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.



Scale 1"=30'



Note: This Document is warranted for a period of 1 year from date of certification.

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: Lot 16, in Block 12 of RICHARD D. MOBLEY'S FIRST ADDITION TO THE CITY OF GRAND JUNCTION, Mesa County, Colorado. Legal Description and Easements of Record provided by First American Title Co. Commitment No. 00133838.