

FEF \$ 10⁰⁰
 TCP \$ 0
 SIF \$ 292⁰⁰

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

BLDG PERMIT NO. _____

Building Address 115 N. 4TH STR, SUITE 204 No. of Existing Bldgs 1 No. Proposed 0
 Parcel No. 2945 143 53008 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision REED BUILDING CONDOMINIUM Sq. Ft. of Lot / Parcel 15625
 Filing _____ Block 102 Lot 17-21 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 15625
 Height of Proposed Structure _____

OWNER INFORMATION:

Name REED BUILDING DEVELOPMENT LLC
 Address Box 3057
 City / State / Zip GRAND JCT., CO 81502

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / Zip _____
 Telephone (970) 254-8028

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: 1 OF 6 NEW RESIDENTIAL CONDOS
IN REMODELED BUILDING

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>B-2</u>	Maximum coverage of lot by structures _____		
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>Per Plat</u> from PL Rear _____ from PL	Parking Requirement _____		
Maximum Height of Structure(s) _____	Special Conditions _____		
Voting District <u>A</u>	Driveway Location Approval <u>NIA</u> (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 [Signature] Date 7/28/05
 Department Approval [Signature] Date 7/29/05

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>EAST WALKWAY #1302</u>
Utility Accounting <u>[Signature]</u>	<u>1800</u>	Date <u>7/29/05</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)

