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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 457 S. 5<sup>TH</sup> ST, G5  
 Parcel No. 2945-143-39-022  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block 147 Lot 17-21

No. of Existing Bldgs 2 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 2522 Sq. Ft. Proposed 1350  
 Sq. Ft. of Lot / Parcel 15,625  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) NA  
 Height of Proposed Structure NA

**OWNER INFORMATION:**

Name SCOTTY INVESTMENTS, LLP  
 Address 815 25 ROAD  
 City / State / Zip GRAND JCT, CO 81505

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): DEMO ONLY 1 BUILDING

**APPLICANT INFORMATION:**

Name WILLIAM L. SHUMAN  
SCOTTY INVESTMENTS, LLP  
 Address 815 25 ROAD  
 City / State / Zip GRAND JCT, CO 81505  
 Telephone 970 245-4266

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): DEMO ONLY 1 BUILDING

NOTES: demo only

**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>demo only</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 [Signature] Date 8/22/05  
 Department Approval [Signature] Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>8/22/05</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)