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TCP \$	
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

96740-1338
122 N. 6th

Building Address _____

No. of Existing Bldgs 1 No. Proposed N/A

Parcel No. 2945-143-18-001

Sq. Ft. of Existing Bldgs 3000 Sq. Ft. Proposed N/A

Subdivision _____

Sq. Ft. of Lot / Parcel _____

Filing _____ Block _____ Lot _____

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

Height of Proposed Structure _____

OWNER INFORMATION:

Name 4-SEASONS REAL-ESTATE

DESCRIPTION OF WORK & INTENDED USE:

Address 134 N. 6th

New Single Family Home (*check type below)

Interior Remodel Addition

Other (please specify): DEMO / INTERIOR

City / State / Zip G.J. CO 91501

APPLICANT INFORMATION:

***TYPE OF HOME PROPOSED:**

Name J. DYER CONSI. INC.

Site Built Manufactured Home (UBC)

Address 2335 INTERSTATE AVE.

Manufactured Home (HUD)

Other (please specify): 12,000.00

City / State / Zip G.J. CO 91505

NOTES: DEMO PRIOR TO

Telephone (970) 245-8610

ALLH / DESIGN

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 B-2

Maximum coverage of lot by structures N/A

SETBACKS: Front 15' from property line (PL)

Permanent Foundation Required: YES NO

Side 0' from PL Rear 0' from PL

Parking Requirement N/A

Maximum Height of Structure(s) 125'

Special Conditions Interior Demo &

Voting District _____ Driveway Location Approval _____

Exterior stripping

(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 9/12/05

Department Approval [Signature]

Date 9/12/05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No Remodel Only / May Change

Utility Accounting [Signature]

Date 9/12/05 New knots Egn \$

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)