

FEE \$	5.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. _____

Building Address 611 24 RD No. of Existing Bldgs _____ No. Proposed _____
 Parcel No. 2945-054-00-024 (parent) Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision Caldwell Sub Sq. Ft. of Lot / Parcel _____
 Filing _____ Block _____ Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name AMERICAN NATIONAL BANK
 Address BI NORTH 6TH ST
 City / State / Zip 6. J. 81501

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): DEMO

APPLICANT INFORMATION:

Name KAREUS CONTRACTING
 Address 2625 MESA AVE
 City / State / Zip 6. J. Co 81501
 Telephone 242-6834

***TYPE OF HOME PROPOSED:**

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

NOTES: _____

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-1</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 Paul A. Karus Date 9-28-05
 Department Approval Clay Stace Date 9/28/05

Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>W O Contact</u>	Date <u>9/28/05</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)