

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 2694 Amber Way

No. of Existing Bldgs 1 No. Proposed _____

Parcel No. 2701-351-47-027

Sq. Ft. of Existing Bldgs 1876 Sq. Ft. Proposed _____

Subdivision _____

Sq. Ft. of Lot / Parcel _____

Filing _____ Block _____ Lot _____

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

OWNER INFORMATION:

Name Mike Chronister

DESCRIPTION OF WORK & INTENDED USE:

Address 2694 Amber Way

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

City / State / Zip Grand Junction 81506

APPLICANT INFORMATION:

Name Home Masters Inc.

***TYPE OF HOME PROPOSED:**

Address 1984 K Rd

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

City / State / Zip Evrita, Colo. 81521

NOTES: _____

Telephone 970-858-3370

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 PD

Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL)

Permanent Foundation Required: YES NO

Side 7' from PL Rear 20' from PL

Parking Requirement 2

Maximum Height of Structure(s) 32'

Special Conditions Acco approval

Voting District _____ Driveway Location Approval _____
(Engineer's Initials)

rej'd

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 Michael Thomas P. Howard Date 4/1/05

Department Approval Hayleen Henderson Date 4-1-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Overholt</u>		Date <u>4/1/05</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)

ACCEPTED Ronnie 10/14/96
 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.

Patio must be uncovered, it is in the bldg. setback of 20' in rear.

4-1-05 Gayleen Henderson

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DRIVEWAY LOCATION OK

J. R. Miller 10-3-96

1st Floor
Garage

2694 Amber Way

