

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

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

Building Address 1345 Colorado ave

No. of Existing Bldgs 1 No. Proposed _____

Parcel No. 2945-13318-006

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

Subdivision _____

Sq. Ft. of Lot / Parcel 50' x 125' - 6250 Sq Ft

Filing _____ Block IV Keith Add. lot 11-12

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 840 Sq Ft

OWNER INFORMATION:

Name Darlene Merrifield

Height of Proposed Structure 15'

Address 1345 Colorado ave

DESCRIPTION OF WORK & INTENDED USE:

City / State / Zip Grand Junction Co. 81501

New Single Family Home (*check type below)

Interior Remodel Addition

Other (please specify): Carport

APPLICANT INFORMATION:

Name John Felix Construction

***TYPE OF HOME PROPOSED:**

Address 3527 W. 15th Street

Site Built Manufactured Home (UBC)

City / State / Zip Grand Junction Co. 81501

Manufactured Home (HUD)

Telephone 970-245-6024

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 R-0

Maximum coverage of lot by structures 70%

SETBACKS: Front 20'/25' from property line (PL)

Permanent Foundation Required: YES NO _____

Side 5'/5' from PL Rear 10'/5' from PL

Parking Requirement _____

Maximum Height of Structure(s) 35'

Special Conditions _____

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).

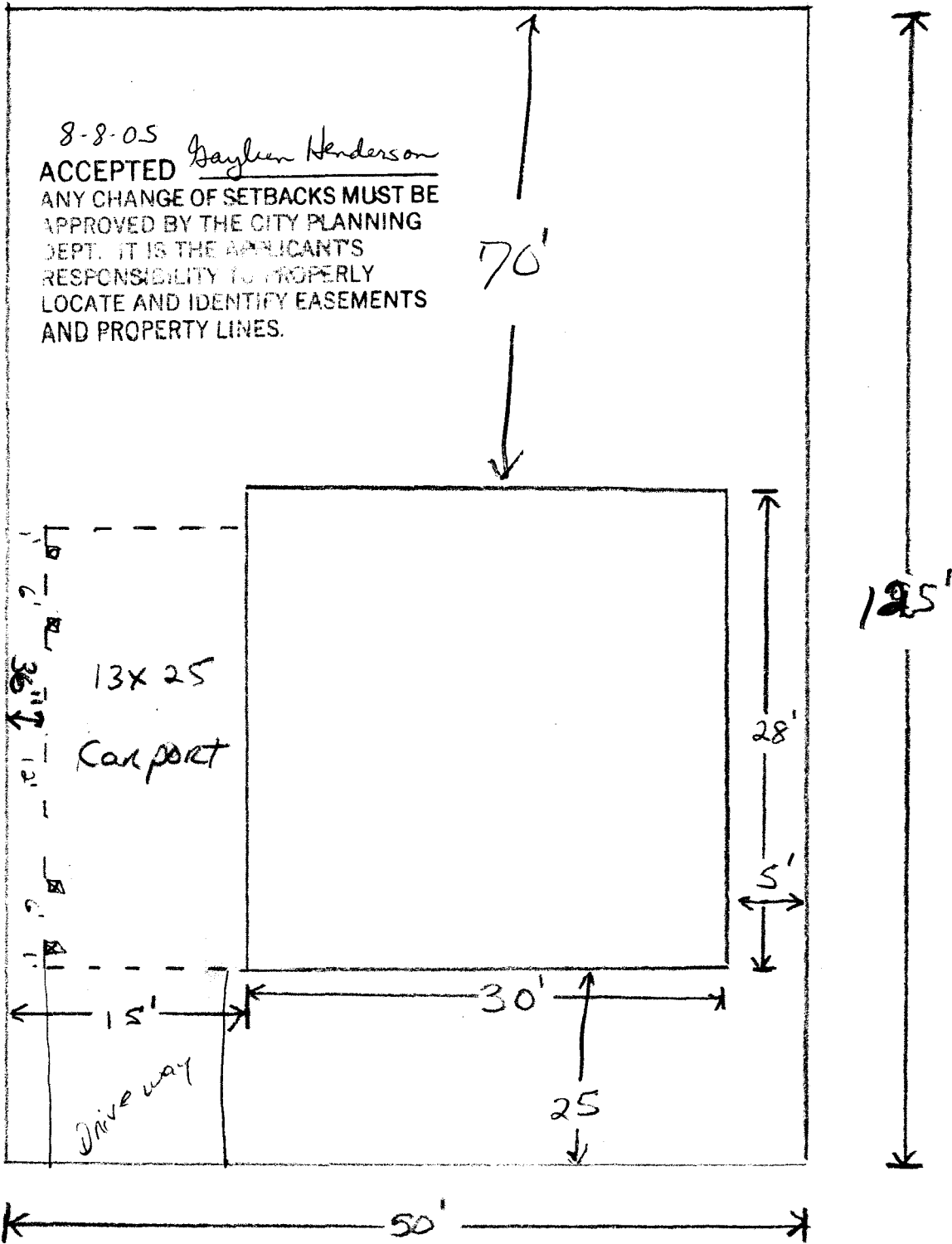
Applicant Signature [Signature] Date 8-8-05

Department Approval [Signature] Date 8-8-05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. Carport only

Utility Accounting [Signature] Date 8/8/05

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)



Darlene Merrifield
 1345 Colorado
 Grand Junction Co. 81505