

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. _____

Building Address 2872 Fall Creek Dr. No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2943-301 86003 Sq. Ft. of Existing Bldgs 1500 Sq. Ft. Proposed 120⁰⁰
 Subdivision Unweap Heights Sq. Ft. of Lot / Parcel 9147.
 Filing 2 Block 3 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) ~~1557~~ 1557⁰⁰
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Larry Salaz
 Address 2872 Fall Creek Dr.
 City / State / Zip Grand Junction, CO

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Larry Salaz
 Address 2872 Fall Creek Dr
 City / State / Zip Grand Junction, CO 81503
 Telephone (970) 201-0415

***TYPE OF HOME PROPOSED:**

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

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 RSF-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side 3' from PL Rear 5' from PL Parking Requirement _____
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District E Driveway Location Approval N/A
 (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).

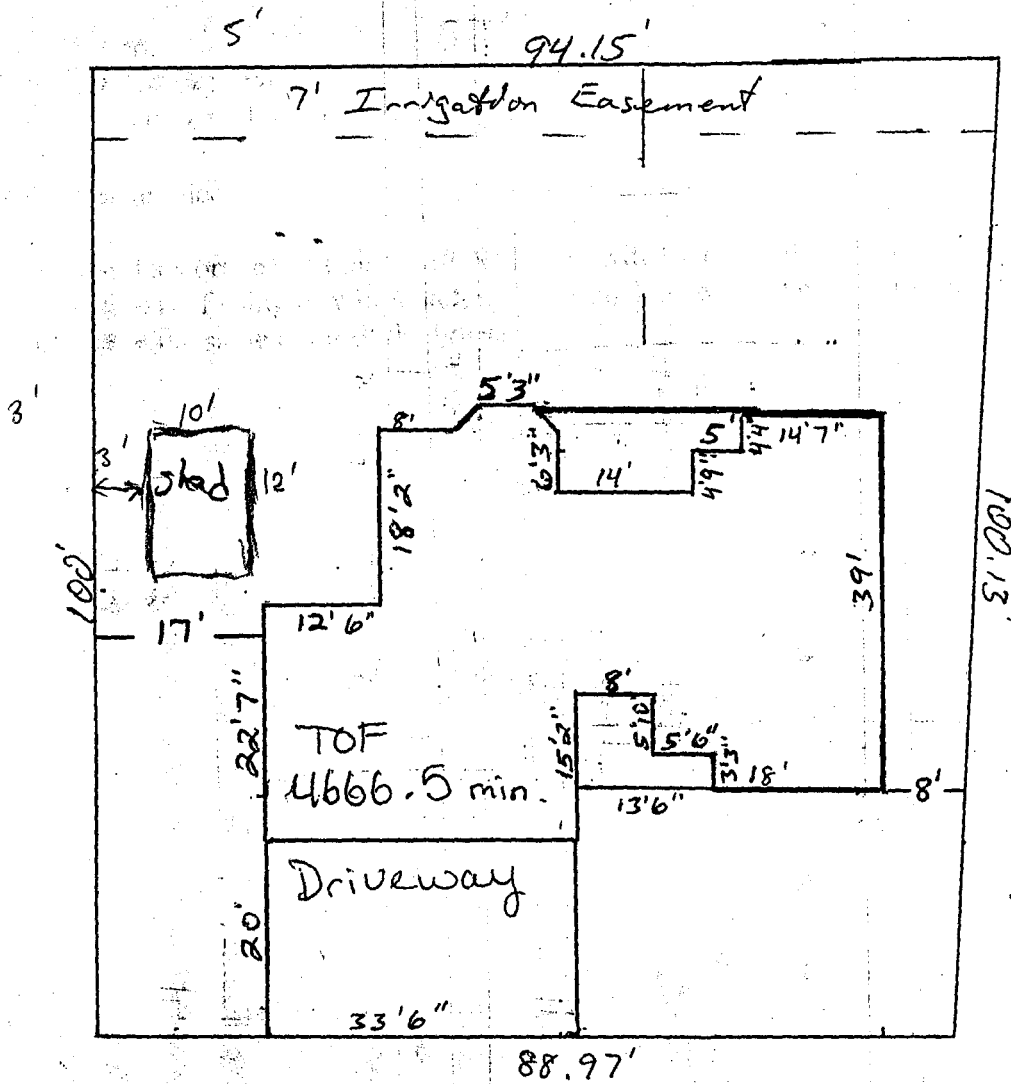
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature _____ Date 8/11/05
 Department Approval [Signature] Date 8/11/05

Additional water and/or sewer tap fee(s) are required: YES _____ NO (circled) W/O No. _____
 Utility Accounting [Signature] Date 8.11.05

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)

PF 8/20/04



2872 Fall Creek Drive
Lot 3 Block 3 Filing 2
Unawsep Heights
Slab
2943-301-86-003

ACCEPTED SIC 8/11/05
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.