

FEE \$ 5.00

TCP \$

SIF \$

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

Building Address 2558 PATTERSON (770ACL)

No. of Existing Bldgs 1 No. of Proposed 0

Parcel No. 2945-034-53-001

Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_

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 DAVE BRIETTI

### DESCRIPTION OF WORK & INTENDED USE:

Address 2558 PATTERSON

New Single Family Home (\*check type below)

City / State / Zip GS 81501

Interior Remodel  Addition

Other (please specify): Demo

### APPLICANT INFORMATION:

Name Western Constructors

### \*TYPE OF HOME PROPOSED:

Address 514 28<sup>1</sup>/<sub>4</sub> ROWEL

Site Built

Manufactured Home (UBC)

Manufactured Home (HUD)

City / State / Zip GS 81501

Other (please specify): \_\_\_\_\_

Telephone 241-5457

NOTES: New Construction Plans in Review Process

**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 \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from property line (PL)

Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL

Parking Requirement N/A

Maximum Height of Structure(s) \_\_\_\_\_

Special Conditions Demo only

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 12/12/05

Department Approval [Signature]

Date 12/12/05

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

Utility Accounting [Signature] Date 12/12/05

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)