

FEE \$ 5.00

TCP \$

SIF \$

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO.

Building Address 2560 Patterson ^{FROND}

No. of Existing Bldgs 1 No. Proposed _____

Parcel No. 2945-034-00-060

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 PAVE ROJETTI

DESCRIPTION OF WORK & INTENDED USE:

Address 2560 Patterson

New Single Family Home (*check type below)

City / State / Zip GS 81501

Interior Remodel

Addition

Other (please specify): REMO

APPLICANT INFORMATION:

Name Western Constructors

*TYPE OF HOME PROPOSED:

Address 524 28 1/4 FROND

Site Built

Manufactured Home (UBC)

City / State / Zip GS 81501

Manufactured Home (HUD)

Telephone 241-5437

Other (please specify): _____

NOTES: New Construction Plan 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 12/10/05

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)