

FEE \$	5.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2636 F Rd  
 Parcel No. 2945-023-14-010  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 1 No. Proposed 0  
 Sq. Ft. of Existing Bldgs — Sq. Ft. Proposed —  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Robert Orr  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Ben Dowd Exc. Inc  
 Address 550 32 Rd  
 City / State / Zip Clifton CO 81520  
 Telephone 434-8190

**\*TYPE OF HOME PROPOSED:**

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

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 <u>Rmf-5</u>	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 _____
Maximum Height of Structure(s) _____	Special Conditions <u>Demo only</u>
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 Rebecca Dowd Date 10/18/05  
 Department Approval Clay Hall Date 10/18/05

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u>0</u>	<u>0</u>	<u>0</u>	Date <u>10/18/05</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)