

FEE \$	40.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. _____

67552-2087

Building Address 1803 GRAND
 Parcel No. 2945-133-01-005
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 2 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1050 Sq. Ft. Proposed 120
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Floyd West
 Address 1803 Grand Ave
 City / State / Zip 8501

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): New shed -

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / Zip _____
 Telephone 255-9988

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 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 RMF-8 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' 25' from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side 5' 3' from PL Rear 5' 10' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials)

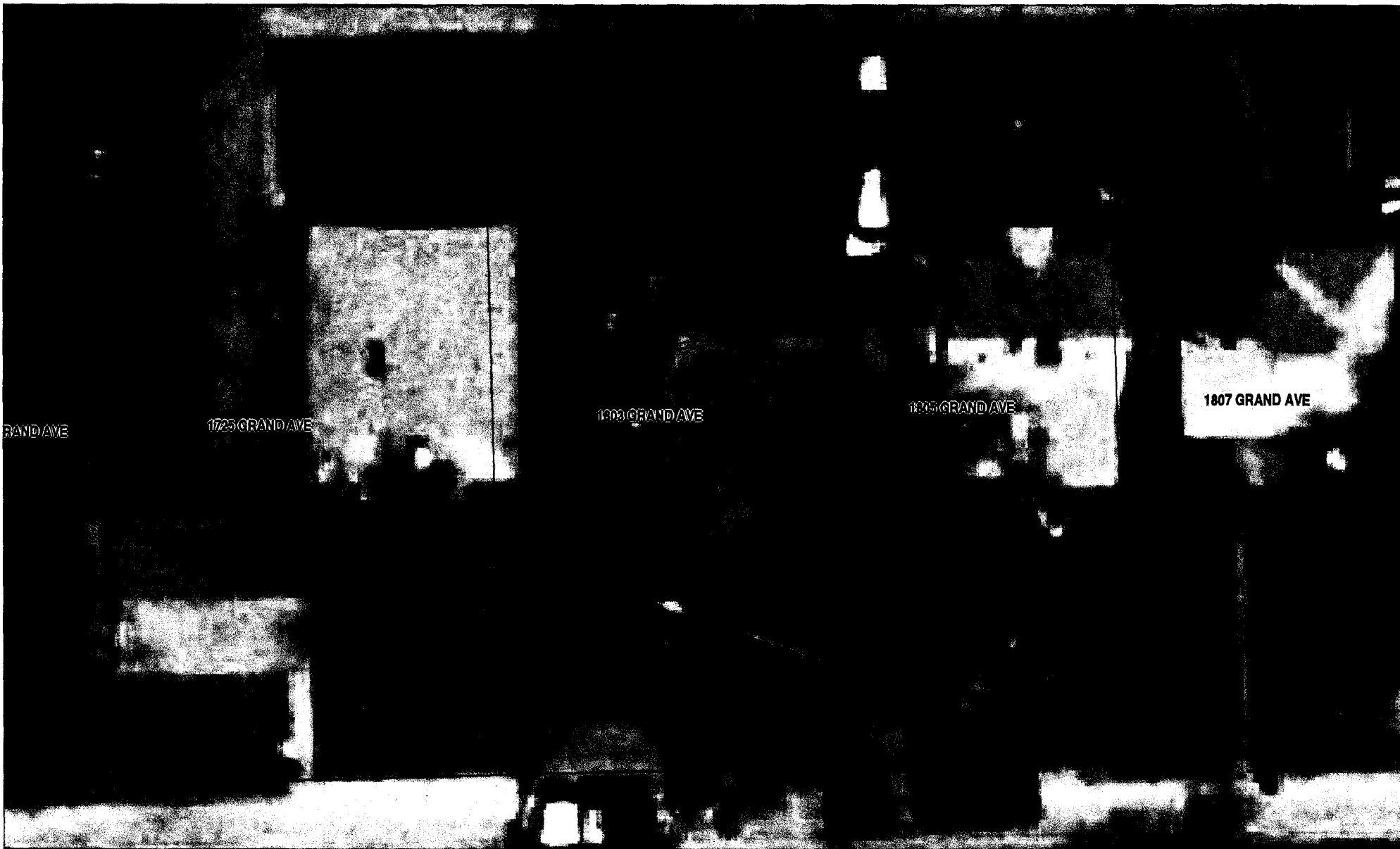
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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).

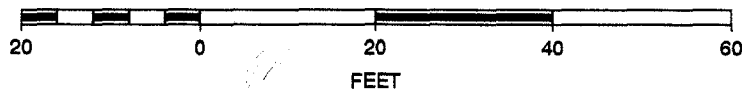
Applicant Signature Floyd West Date _____
 Department Approval C. Jay Hall Date 9/22/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>NO WTR/SWR -</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/22/05</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)



SCALE 1 : 257



ACCEPTED *C. Fay Hall 9/20/05*
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.

