

FEE \$ <u>10.00</u>
TCP \$ <u>1500.00</u>
SIF \$ <u>292.00</u>



(a)

BLDG PERMIT NO. _____

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 9842 Grand Cascades Court TAX SCHEDULE NO. 2943-072-42-002
 SUBDIVISION Jordan² Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING BLK 7 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Lloyd Jordan NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 6181/2 Sunset Court
 (1) TELEPHONE (970) 243-5471 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Ashley Construction Inc. USE OF EXISTING BLDGS 0
 (2) ADDRESS 545 Grand Mesa Ave DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE (970) 242-2633 New Construction House

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 PD Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 0' from PL Rear 0' from PL Special Conditions _____
 Maximum Height 32' CENSUS 0 TRAFFIC _____ ANNEX# _____

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 5-18-05
 Department Approval [Signature] Date 5/18/05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 115900
 Utility Accounting [Signature] Date 5/18/05

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

In the Space Below Please Neatly Draw a Site Plan Showing the Following:

1. An outline of the property lines with dimensions
2. An outline of the proposed structure with dotted lines and dimensions of the proposed structure
3. The distance from the proposed structure to the front, rear and side property lines (setbacks)
4. All easements and rights-of-way on the property
5. All other structures on the property
6. All streets adjacent to the property and street names
7. All existing and proposed driveways
8. Location of existing and/or proposed parking and number of spaces

Any of the above information the applicant fails to show on the drawing will result in a delay of obtaining the building permit.

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. THE APPLICANT'S RESPONSIBILITY TO LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

