

|        |       |
|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | N/A   |
| SIF \$ |       |

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

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

Building Address 830 independent #33  
 Parcel No. 2945 10401006  
 Subdivision West Lake Mobile  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 33

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1120  
 Sq. Ft. of Lot / Parcel +  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Joseph Miera  
 Address 830 independent #33  
 City / State / Zip Grand Jct. Colo

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Same  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 970-433-0971

**\*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 <u>PO</u>   | Maximum coverage of lot by structures _____               |
| SETBACKS: Front _____ from property line (PL)                          | Permanent Foundation Required: YES _____ NO <u>X</u>      |
| Side _____ from PL <u>Per Park</u> Rear _____ from PL                  | Parking Requirement _____                                 |
| Maximum Height of Structure(s) _____ <u>Regulations</u>                | Special Conditions _____                                  |
| Voting District _____  | Driveway Location Approval _____<br>(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 Joseph Miera Date 11/21/05

Department Approval [Signature] Date 11-21-05

|  |      |                 |               |
|--|------|-----------------|---------------|
| Additional water and/or sewer tap fee(s) are required: | YES  | NO <u>X</u>     | W/O No. _____ |
| Utility Accounting <u>[Signature]</u>                  | Date | <u>11/21/05</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)