

FEE \$ <u>5.00</u>
TCP \$
SIF \$

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

2815
 69170-3096
 Building Address 2809 North Ave
 Parcel No. 2943-182-00-060
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs _____ No. Proposed _____
 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 K. Markt
 Address 2815 2809 North Ave
 City / State / Zip Grand Junction Colo

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Bob Cameron Winston
 Address 14 Overness Dr. Bldg H Unit 20
 City / State / Zip Englewood Colo 80112
 Telephone 303-799-4185

***TYPE OF HOME PROPOSED:**

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

NOTES: K-Markt 35,970.00
Structure Value - 1,552,360.00

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 C-1 Maximum coverage of lot by structures N/A
 SETBACKS: Front 15' from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side 0' from PL Rear 10' from PL Parking Requirement N/A
 Maximum Height of Structure(s) 40' Special Conditions Interior remodel
 Voting District _____ Driveway Location Approval OK
 (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 Ray D. Schuy Date 6-16-05
 Department Approval Pliska Date 6/16/05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. NO change / NO sq footage

Utility Accounting Marshall-Cole Date 6/16/05

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)