

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

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

BLDG PERMIT NO. _____

#51722-10121

Building Address 3343 NORWALK ST No. of Existing Bldgs 1 No. Proposed 0

Parcel No. 2945-023-18-005 Sq. Ft. of Existing Bldgs 2820 Sq. Ft. Proposed 170

Subdivision NORTHRIDGE ESTATES Sq. Ft. of Lot / Parcel 12,240

Filing 3 Block 3 Lot 5 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION: Height of Proposed Structure 15'

Name _____

Address _____

City / State / Zip _____

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel Addition

Other (please specify): _____

APPLICANT INFORMATION:

Name FAITH CONSTRUCTION

Address 465 1/2 MESA LAKES ST.

City / State / Zip CLIFTON, CO 81500

Telephone (970) 523-5733

*TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): _____

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 RSF-4 Maximum coverage of lot by structures 50%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____

Side 7' from PL Rear 25' 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 [Signature] Date 4-15-05

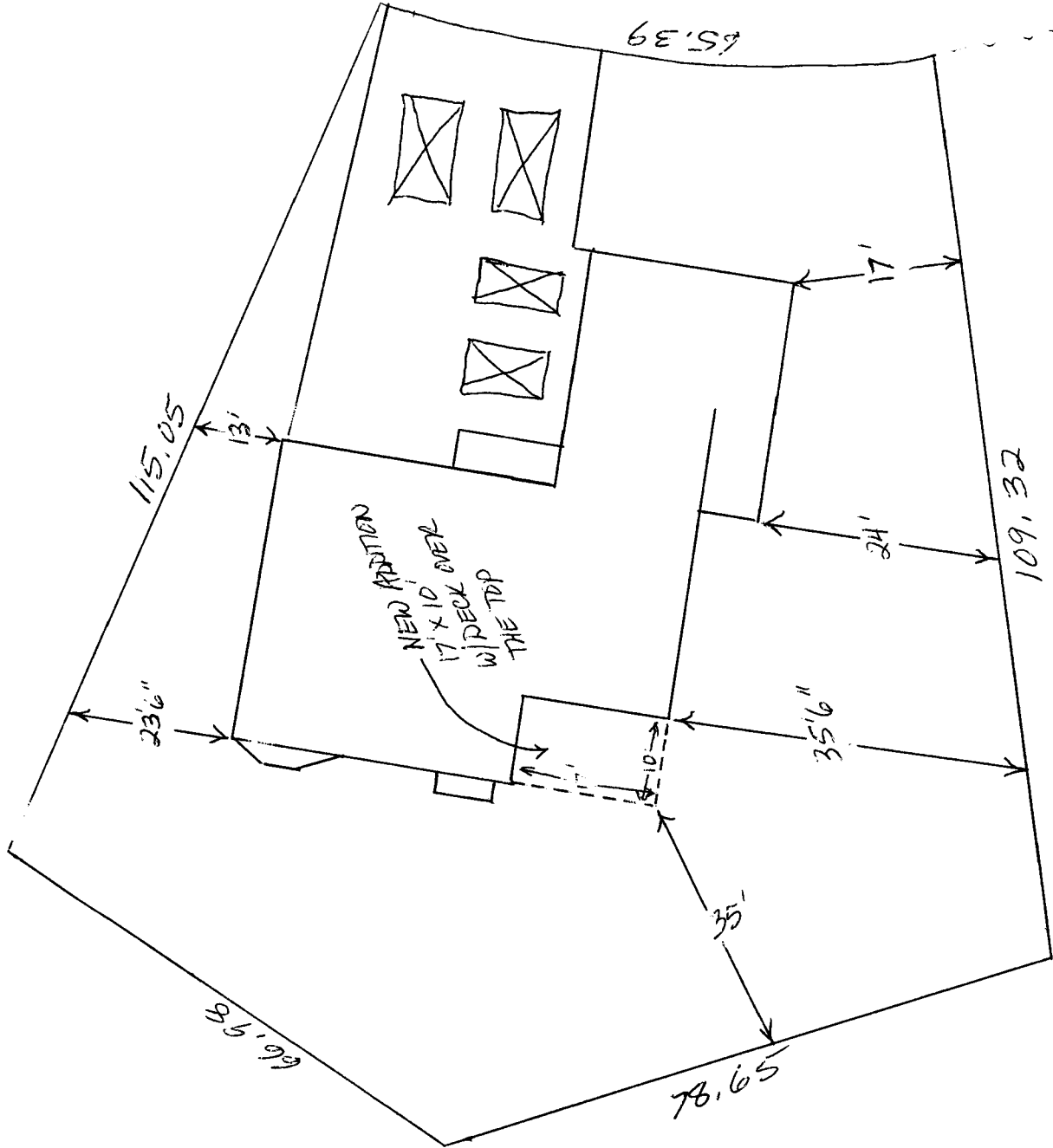
Department Approval [Signature] Date 4-15-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>Deck remodel</u>
Utility Accounting <u>[Signature]</u>	Date <u>4-15-05</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)

3343 NORWALK ST.

NORWALK ST.



1/4" = 5'0"
SCALE

ACCEPTED *Ms. Magy* 4-15-05
 ANY SETBACKS MUST BE
 IN ACCORDANCE WITH THE CITY PLANNING
 DEPARTMENT'S ZONING ORDINANCE
 AND PROPERTY LINES
 LOCATE AND IDENTIFY EASEMENTS

RSF-4
.281 ACRES

4-15-05
N