

FEE \$ 5.00
 TCP \$ 0
 SIF \$ 0

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

3713-2315

Building Address 1437 OURAY AVE.

No. of Existing Bldgs [1 # & _____ No. Proposed None

Parcel No. 2945-]32-20-005

Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed None

Subdivision Dundee Place

Sq. Ft. of Lot / Parcel _____

Filing _____ Block Blk. 4 Lot Lot 11

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

OWNER INFORMATION: Lots 9 & 10 - W2 of Lot 11

Height of Proposed Structure _____

Name William H. & Chrystene Tracy

DESCRIPTION OF WORK & INTENDED USE:

Address 1437 Ouray Ave.

- New Single Family Home (*check type below)
- Interior Remodel
- Other (please specify): Demo Carport

City / State / Zip Grand Junction, Colorado

APPLICANT INFORMATION:

***TYPE OF HOME PROPOSED:**

Name William H. Tracy

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

Address 1437 Ouray Ave.

City / State / Zip Grand Junction Colorado 81501

NOTES: _____

Telephone 970/245-2041

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>RMF-8</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions <u>Demoing</u>
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 William H. Tracy Date Feb. 3, 2005

Department Approval Mishi Magana Date 2/3/05

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/Q No. <u>denoelisk</u>
Utility Accounting <u>Autto Power</u>	Date <u>2/3/05</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)