

FEE \$ 10.00

TCP \$ 1500.00

SIF \$ 292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 3058 DURALL AVE

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2943-161-13-002

Sq. Ft. of Existing Bldgs ~~0~~ Sq. Ft. Proposed 1712

Subdivision CIMMARON EAST

Sq. Ft. of Lot / Parcel 17739.2 Sq. Ft. 0.4 ACRES

Filing 1 Block 3 Lot 2

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3291 SF

OWNER INFORMATION:

Name Bidemore Enterprises

Height of Proposed Structure 18 Feet

Address 1548 W. INDEPENDENT #4

DESCRIPTION OF WORK & INTENDED USE:

City / State / Zip Grand Jct CO 81505

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

APPLICANT INFORMATION:

Name Bidemore Enterprises

*TYPE OF HOME PROPOSED:

Address 1548 W. INDEPENDENT #4

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

City / State / Zip Grand Jct CO 81505

NOTES: _____

Telephone 970-242-7444

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 3.3

Maximum coverage of lot by structures ✓

SETBACKS: Front 20' from property line (PL)

Permanent Foundation Required: YES X NO _____

Side 5' from PL Rear 25' from PL

Parking Requirement 2

Maximum Height of Structure(s) _____

Special Conditions ✓

Voting District _____ Driveway Location Approval RAJ

(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 11/11/05

Department Approval [Signature] Date 12-8-05

Additional water and/or sewer tap fee(s) are required: YES ✓ NO _____ W/O No. 18623

Utility Accounting [Signature] Date 2/2/06

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)

