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|--------|------|
| FEE \$ | 10.- |
| TCP \$ | — |
| SIF \$ | — |

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 2910 N 13TH ! 6115-10295 No. of Existing Bldgs 1 No. Proposed —
 Parcel No. 2915-013-05-009 Sq. Ft. of Existing Bldgs 1148 Sq. Ft. Proposed 112
 Subdivision Fairmont North Sq. Ft. of Lot / Parcel 19
 Filing _____ Block 1 Lot 9 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name JEAN SCHMALL
 Address 2910 N 13TH
 City / State / Zip CO CO

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name REN HAMILIN R H CONIT
 Address 3145 E 36th Road
 City / State / Zip CO CO 81504
 Telephone 434-3559

*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 RMF-8 Maximum coverage of lot by structures 7030
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side 5' from PL Rear 10' from PL Parking Requirement _____
 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).

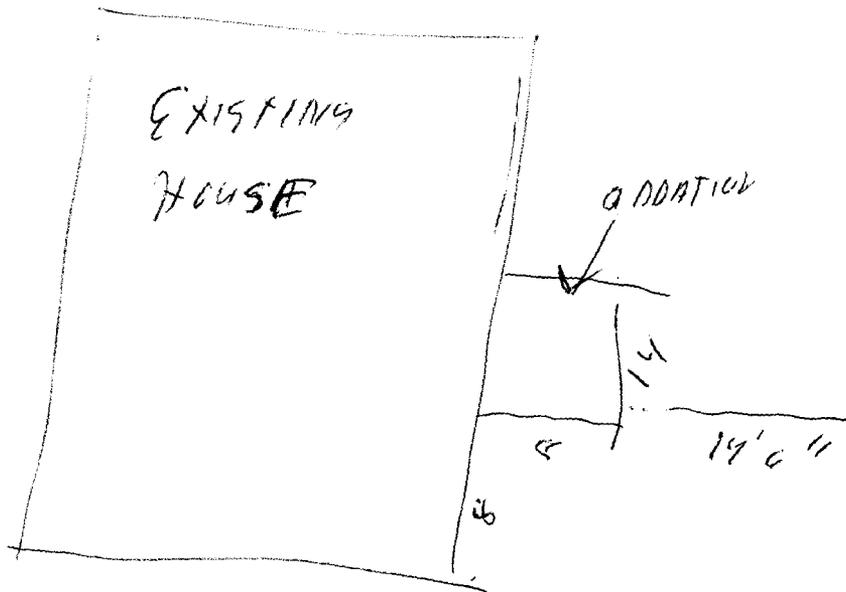
Applicant Signature Ren Hamilin Date 1-3-06
 Department Approval Kathy Valdes Date 1-3-06

| | | | |
|--|--------------------|----|---------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO | W/O No. |
| Utility Accounting | Date <u>1/3/06</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)

1-3-06

ACCEPTED R. Valdez
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE OWNER'S
RESPONSIBILITY TO EARLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



N 13-4

HERMOSA AVE