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

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

BLDG PERMIT NO. _____

Building Address 1313 N 18th ST.
 Parcel No. 2945-123-26-022
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1100 sq. No. Proposed 200 sq.
 Sq. Ft. of Existing Bldgs 2 Sq. Ft. Proposed 1
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:
 Name Robert + Milana Deal
 Address 1313 N. 18th ST
 City / State / Zip CO 81501

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): shed

APPLICANT INFORMATION:
 Name Robert + Milana Deal
 Address 1313 N 18th ST
 City / State / Zip CO 81501
 Telephone (970) 256-1794

***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 _____
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side 3' from PL Rear 5' from PL Parking Requirement 2
 Maximum Height of Structure(s) _____ 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 Milana Deal Date 7-31-06
 Department Approval Ulster Wagner Date 7-31-06

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|--|------|--|---------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. _____ |
| Utility Accounting <u>Kate Esberry</u> | Date | <u>7/31/06</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)

ACCEPTED Aisha Chagn 7/31/04
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY CITY PLANNING
DEPT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

