

FEE \$ 10.-
 TCP \$ —
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

100 979-5188

Building Address 1411 N. 18TH ST 81501 No. of Existing Bldgs 1 No. Proposed _____
 Parcel No. 2945-123-26-007 Sq. Ft. of Existing Bldgs 720 Sq. Ft. Proposed 112
 Subdivision _____ Sq. Ft. of Lot / Parcel 7797
 Filing _____ Block 4 Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name DALE MARSH
 Address 2712 LLAMA COURT
 City / State / Zip CARLSBAD CA 92009

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name BEN MARSH
 Address 1411 N. 18TH STREET
 City / State / Zip GRAND JUNCTION CO 81501
 Telephone (760) 845-8103

***TYPE OF HOME PROPOSED:**

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

NOTES: GARAGE INTO MASTER BEDROOM
8x14' ADDITION = BATH & LAUNDRY ROOM

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 70%
 SETBACKS: Front 20'/25' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side 5'/3' from PL Rear 10'/5' 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 Ben Marsh Date 2/1/06
 Department Approval Kathy Valdez Date 2-1-06

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. Single Fam
 Utility Accounting W Marshall Cole Date 2/1/06

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)