

13323-8353

FEE \$ 10.00
TCP \$
SIF \$

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

BLDG PERMIT NO. _____

Building Address 585 25 1/2 Rd
 Parcel No. 2945-102-00-100
 Subdivision Paradise Valley
 Filing _____ Block _____ Lot 24

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 924 Sq. Ft. Proposed 120
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Betty & Fish / Robert W Fish Jr.
 Address 585 25 1/2 Rd #24
 City / State / Zip Grand Jct. CO 81505

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

APPLICANT INFORMATION:

Name _____
 Address _____
 City / State / Zip _____
 Telephone _____

*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 PO Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side _____ from PL PARK Rear _____ from PL Parking Requirement 2
 Maximum Height of Structure(s) Per Regulations 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 Karen S. Fish Date 6/26/06
 Department Approval Ulrich Wagner Date 6/26/06

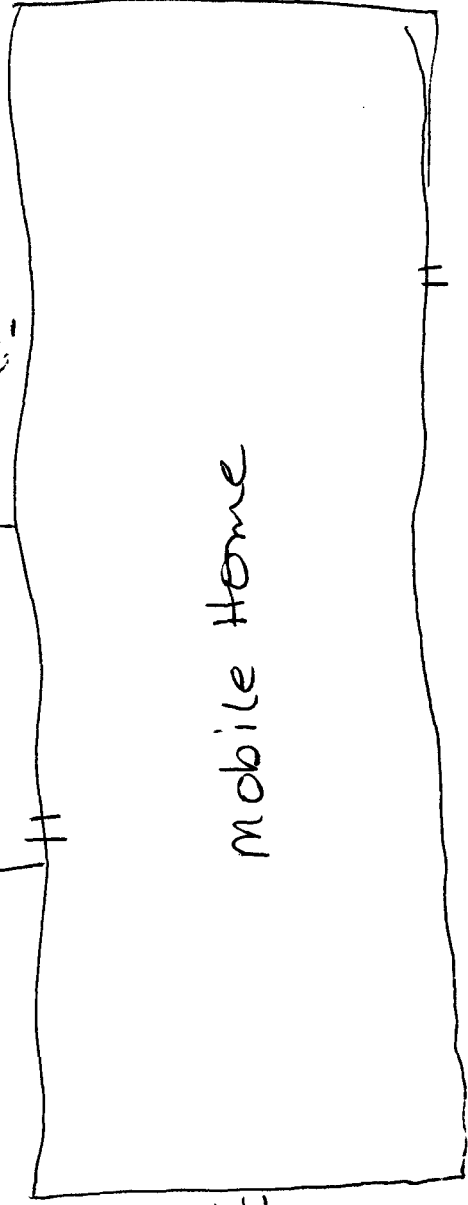
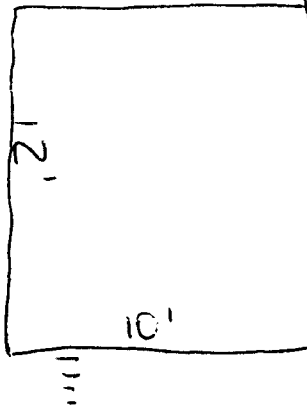
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>No charges</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>6/26/06</u>

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)

fence

ACCEPTED *Y/Ishe (Name) 4/20/10*
ANY CHANGES OF SETBACKS MUST BE
MADE IN ACCORDANCE WITH ZONING
ORDINANCES. PLANNING
DEPARTMENT'S
OFFICE SHALL BE CONTACTED TO
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Neighbor



Gate

14'

Driveway