103841-5907

FEE\$	10.00
TCP\$	17
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Department Approval

Utility Accounting

Additional water and/or sewer tap fee(s) are required:

PLANNING CLEARANCE

BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)

Community Development Department

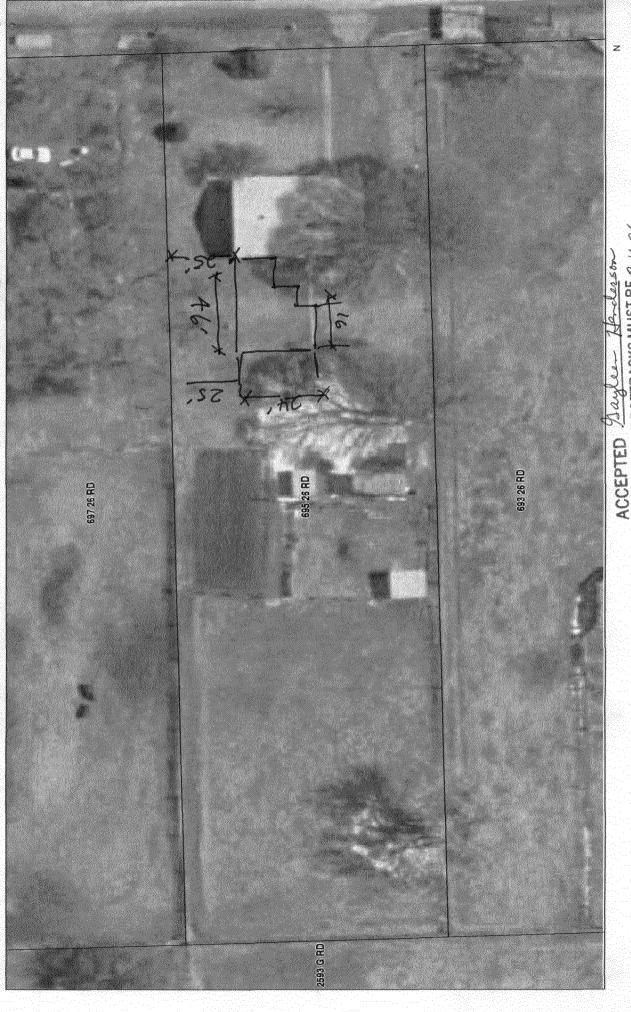
SIF \$ Grand Jotico. 695-26RD No. of Existing Bldgs No. Proposed 7945-031-003 Sq. Ft. of Existing Bldgs \ \032 Sq. Ft. Proposed 52 Sg. Ft. of Lot / Parcel 37238 Subdivision Sq. Ft. Coverage of Lot by Structures & Impervious Surface Filina (Total Existing & Proposed) OWNER INFORMATION: Height of Proposed Structure 19' MAX Name Erwin **DESCRIPTION OF WORK & INTENDED USE:** New Single Family Home (*check type below) Interior Remodel X Addition Other (please specify): City / State / Zip Grand Junetion. **APPLICANT INFORMATION:** *TYPE OF HOME PROPOSED: Site Built Manufactured Home (UBC) Manufactured Home (HUD) Name Other (please specify): Olardo NOTES: 10-250-8926 Telephone 970-2.56-0633-H 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 Maximum coverage of lot by structures SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO Rear 30 from PL Parking Requirement Maximum Height of Structure(s) Special Conditions Driveway Location Approval Voting District (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 Bayleen Henderson

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)

Date

YES

City of Grand Junction GIS Zoning Map ©



ANY CHANGE OF SETBACKS MUST BE 8-4-06 APPROVED BY THE CITY PLANNING LOCATE AND IDENTIFY EASEMENTS RESPONSIBILITY TO PROPERLY DEPT. TO THE APPLICANTS AND PROPERTY LINES.

Friday, August 04, 2006 3:31 PM