

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

33680-19389

Building Address 585 28 1/2 Rd

No. of Existing Bldgs 1 No. Proposed 0

Parcel No. 2943-072-33-01

Sq. Ft. of Existing Bldgs 1300 Sq. Ft. Proposed 571 (balcony)

Subdivision Dinosaur

Sq. Ft. of Lot / Parcel .176 ac

Filing _____ Block _____ Lot 1

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1871

OWNER INFORMATION:

Height of Proposed Structure 18.7 ft.

Name Ms. Doyce Burkes

DESCRIPTION OF WORK & INTENDED USE:

Address 585 28 1/2 Rd

New Single Family Home (*check type below)

City / State / Zip Grand Junction CO 81501

Interior Remodel

Addition

Other (please specify): Cover existing balcony (walk-out deck)

APPLICANT INFORMATION:

*TYPE OF HOME PROPOSED:

Name Same

Site Built

Manufactured Home (UBC)

Address _____

Manufactured Home (HUD)

Other (please specify): Cover existing balcony

City / State / Zip _____

NOTES: _____

Telephone 970-255-82-84

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 PD

Maximum coverage of lot by structures —

SETBACKS: Front 26 from property line (PL)

Permanent Foundation Required: YES X NO _____

Side 0 from PL Rear 0 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 Doyce Burkes

Date 6-7-06

Department Approval John A. Ricci

Date 6/7/2006

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No dig in use</u>
Utility Accounting	<u>Marshall Coe</u>		Date <u>6/7/06</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 *Judith A. Rice 6/7/06*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.