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TCP \$	
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 530 1/2 28 1/2 Rd G.S. Co No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-074-06-001 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1,344
 Subdivision Cotton wood Meadows Sq. Ft. of Lot / Parcel _____
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Shirley Nelson
 Address 530 1/2 28 1/2 Rd
 City / State / Zip Grand Junction Co 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Shirley Nelson
 Address 530 1/2 28 1/2 Rd
 City / State / Zip Grand Junction Co 81501
 Telephone 970241-1534

***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 <u>PD</u>	Maximum coverage of lot by structures _____		
SETBACKS: Front <u>14'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>		
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) _____	Special Conditions _____		
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)		

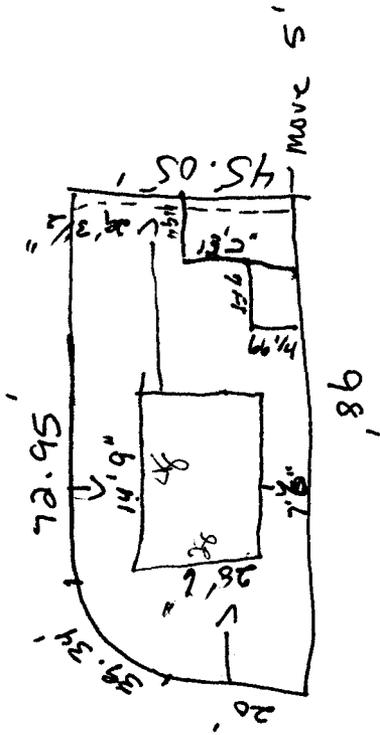
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Joyce Yapsan Date 8-28-06
 Department Approval Misha Wagner Date 8/28/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>prem 8460</u>
Utility Accounting <u>Cate C. Osborn</u>	Date <u>8/28/06</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)



Robert Bob

243-1981

9-3-06 Ch 11

ACCEPTED *[Signature]*
 ANY CHANGES TO THIS PLAN MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND CONDUCT ALL UTILITY EASEMENTS
 AND OBTAIN NECESSARY PERMITS.