

| | |
|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | 0 |
| SIF \$ | 0 |

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

| |
|-----------------|
| BLDG PERMIT NO. |
|-----------------|

Building Address 1155 N. 4TH ST.
 Parcel No. 2945-113-19-009
 Subdivision SHAFROTH ROBOLES
 Filing _____ Block 5 Lot 4

No. of Existing Bldgs 0 No. of Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 270
 Sq. Ft. of Lot / Parcel 0.357 ACRES
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 270 FT²
 Height of Proposed Structure 10'

OWNER INFORMATION:

Name CO. DEPT. OF LABOR & EMPLOYMENT, DIV. OF OIL & PUBLIC SAFETY
 Address 633 17TH ST. SUITE 500
 City / State / Zip DENVER, CO

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name CGRS
 Address PO Box 1489
 City / State / Zip FORT COLLINS CO 80522
 Telephone 970 493-7780

***TYPE OF HOME PROPOSED:**

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

NOTES: SHED TO HOLD SUP/EQUIPMENT
REMEDIATION EQUIPMENT

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>C-2</u> | Maximum coverage of lot by structures _____ |
| SETBACKS: Front _____ from property line (PL) | Permanent Foundation Required: YES _____ NO <u>X</u> |
| Side _____ from PL Rear _____ 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).

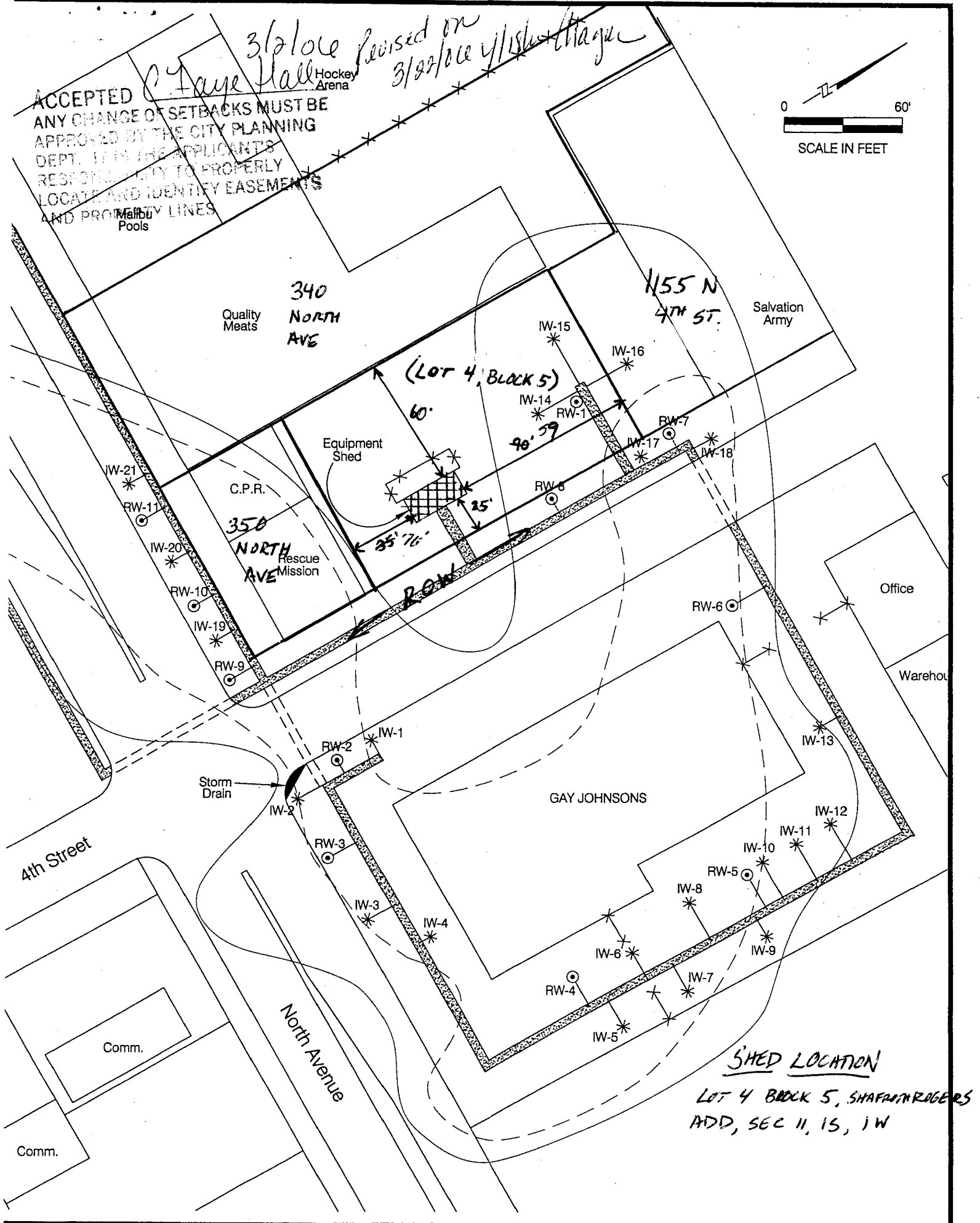
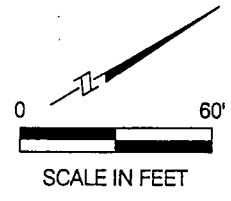
Applicant Signature [Signature] Date 3/2/06
 Department Approval [Signature] Date 3/2/06

| | | |
|--------------------------------------------------------|---------------------------------------------------------------------|---------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | W/O No. _____ |
| Utility Accounting <u>[Signature]</u> | Date <u>3/2/06</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)

3/2/06 Revised on 3/22/06 y/shu/haque

ACCEPTED
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



Quality Meats
340 NORTH AVE

1155 N 4TH ST.
Salvation Army

(LOT 4, BLOCK 5)

C.P.R.
350 NORTH AVE
Rescue Mission

Equipment Shed

Office
Warehouse

GAY JOHNSONS

Storm Drain

4th Street

North Avenue

Comm.

Comm.

SHED LOCATION

LOT 4 BLOCK 5, SHAFER ROGERS ADD, SEC 11, 15, 1W