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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 734 S. 7th Street
Parcel No. 2945-231-02-023
NW 1/4 NE 1/4 Section 23
Subdivision Milldale Subdivision
Filing _____ Block 11 Lot _____

No. of Existing Bldgs 1 No. Proposed 2
Sq. Ft. of Existing Bldgs 53,000 Sq. Ft. Proposed 53,240
Sq. Ft. of Lot / Parcel 200,777 sq. ft. (4.61 acres)
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) NO CHANGE
Height of Proposed Structure 9'

OWNER INFORMATION:

Name Grand Junction Newspapers
Address 734 S. 7th Street
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): _____

APPLICANT INFORMATION:

Name Bud Winslow - Operations Director
Address 734 S. 7th Street
City / State / Zip Grand Junction, CO 81501
Telephone (970) 256-4280

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): Storage building

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 I-1 Maximum coverage of lot by structures N/A
SETBACKS: Front 15'/25' from property line (PL) Permanent Foundation Required: YES _____ NO _____
Side 5'/15' from PL Rear 10'/10' from PL Parking Requirement _____
Maximum Height of Structure(s) 40' Special Conditions _____
Voting District _____ Driveway Location Approval _____
(Engineer's Initials)

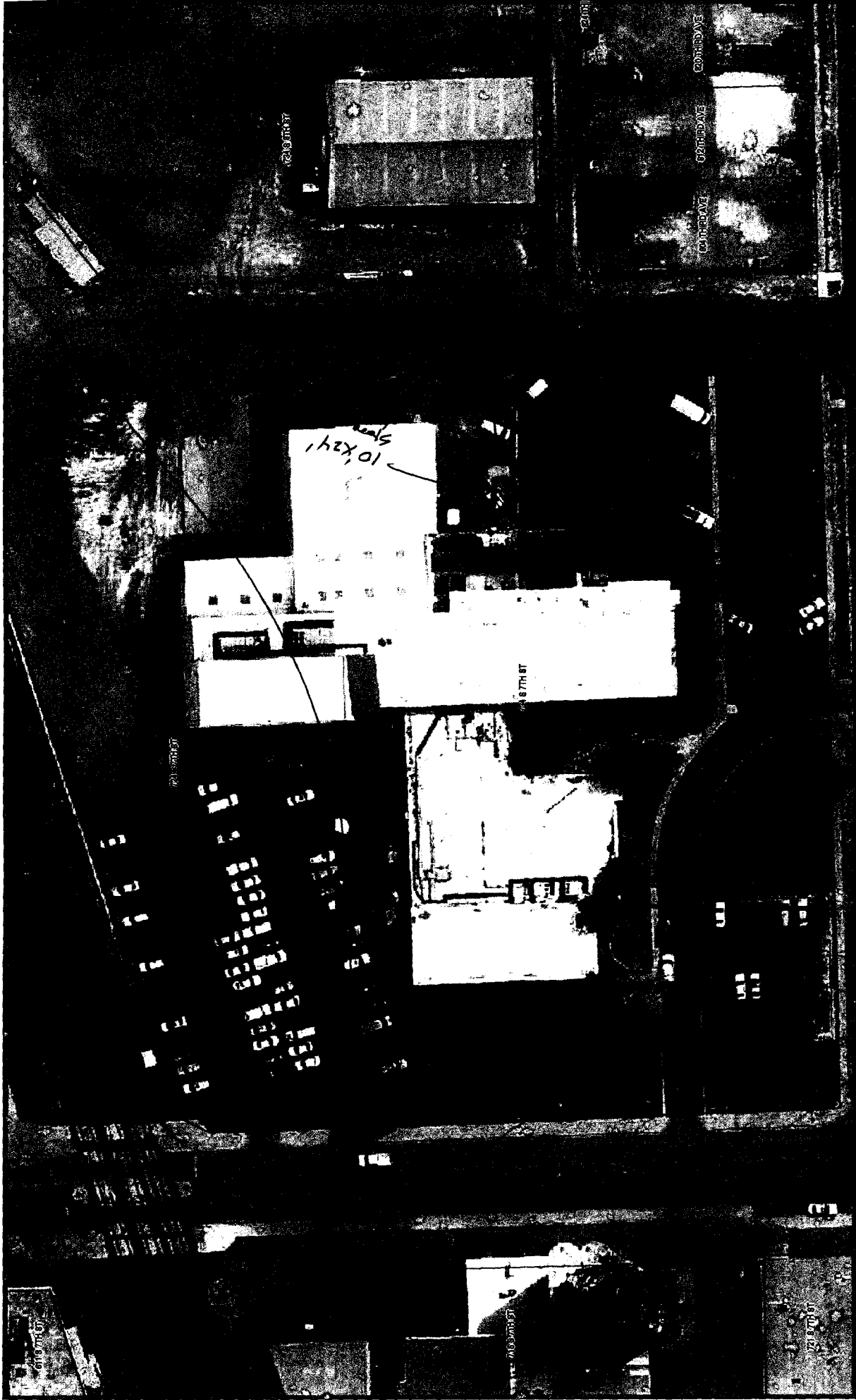
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Bud Winslow Date 10/18/06
Department Approval Dayleen Henderson per Pat Cecil Date 10/18/06

| | | | |
|--|----------------------|--|---------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. _____ |
| Utility Accounting <u>Pat Cecil</u> | Date <u>10/18/06</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)



Dayle Henderson

10-18-06

ACCEPTED
ANY CHANGE OF USE OR ZONING MUST BE
APPROVED BY THE PLANNING
DEPT. IT IS THE POLICY OF THE CITY
TO REQUIRE THAT ALL DEVELOPMENTS
LOCALITY AND PRO-