FEE $ *10.00*	
TCP $ *∅*	
SIF $ *∅*	

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO.

Building Address _16 81 Aspen ST,_ No. of Existing Bldgs _2_ No. Proposed _1_

Parcel No. _2945-234-06-001_ Sq. Ft. of Existing Bldgs _1960_ Sq. Ft. Proposed _432_

Subdivision _____ Sq. Ft. of Lot / Parcel _____

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

OWNER INFORMATION: Height of Proposed Structure _14'_

Name _Dale & Mina Campbell_

Address _1681 Aspen ST_

City / State / Zip _Grd Jct Co 81503_

DESCRIPTION OF WORK & INTENDED USE:
- [ ] New Single Family Home (*check type below)
- [ ] Interior Remodel   [ ] Addition
- [✓] Other (please specify): _CAR PORT_

APPLICANT INFORMATION:

Name _Dale Campbell_

Address _1681 Aspen ST_

City / State / Zip _Grd Jct Co 81503_

Telephone _243-5544_

*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 _RMF-8_

SETBACKS: Front _25'_ from property line (PL)

Side _3'_ from PL   Rear _5'_ from PL

Maximum Height of Structure(s) _35'_

Voting District _____   Driveway Location Approval _____ (Engineer's Initials)

Maximum coverage of lot by structures _____

Permanent Foundation Required: YES _____ NO _X_

Parking Requirement _2_

Special Conditions _____

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 _Dale E. Campbell_ Date _07-14-06_

Department Approval _____ Date _7/14/06_ _existing carport only_

Additional water and/or sewer tap fee(s) are required:	YES	NO.	
Utility Accounting _____		Date _7-14-06_	

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)*