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

BLDG PERMIT NO. _____

Building Address 2713 B³/₄ Rd
 Parcel No. 2945-252-00-112
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 3 No. Proposed 0
 Sq. Ft. of Existing Bldgs 1068 Sq. Ft. Proposed 0
 Sq. Ft. of Lot / Parcel .134 of an acre
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1068 - 0 proposed
 Height of Proposed Structure 6 feet + 8 feet

OWNER INFORMATION:

Name Ben D. Rose
 Address 2713 B³/₄ Rd
 City / State / Zip Grand Junction, CO 81503

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Storage Sheds

APPLICANT INFORMATION:

Name Ben D. Rose
 Address 2713 B³/₄ Rd
 City / State / Zip Grand Junction, CO 81503
 Telephone (970) 250-8337

***TYPE OF HOME PROPOSED:**

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

NOTES: Move existing Storage Sheds per Zoning request.

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>RMF-0</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>3' Accessory</u> from PL Rear <u>5' Accessory</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>PER APPROVED</u>
Voting District _____ Driveway Location Approval _____ (Engineer's Initials)	<u>SITE DRAWINGS. SHEDS TO BE SETBACK 6' FROM REAR PROPERTY LINE.</u>

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 4-28-06
 Department Approval [Signature] Date 4-28-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>4/28/06</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)

City of Grand Junction GIS Zoning Map ©

