

78865-39787

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

Building Address 2320 Bunting
 Parcel No. 2945-124-29-002
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 1 carport
 Sq. Ft. of Existing Bldgs 1440 Sq. Ft. Proposed 400
 Sq. Ft. of Lot / Parcel .143 ac
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1440
 Height of Proposed Structure 7'

OWNER INFORMATION:

Name Duane Sillanpaa
 Address 2320 Bunting
 City / State / Zip AJ CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name same
 Address _____
 City / State / Zip _____
 Telephone 255-0221

*TYPE OF HOME PROPOSED:

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

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>R0 RMF-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20/85</u> ^{accessory} from property line (PL)	Permanent Foundation Required: YES <u>na.</u> NO <u>na.</u>
Side <u>5/3</u> ^{acc.} from PL Rear <u>10/5</u> ^{acc.} from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35</u>	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 Duane K. Sillanpaa Date 6/9/06
 Department Approval Judith A. Poir Date 6/9/06

Additional water and/or sewer tap fee(s) are required:	YES	NA	W/O No. <u>No chg in use</u>
Utility Accounting <u>CM Cole</u>	Date <u>6/9/06</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)

MOR STORAGE CARPORT
254-0460

