

43233-964/

FEE \$	10 <sup>00</sup>
TCP \$	—
SIF \$	—

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

#### Community Development Department

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2680 Cambridge Rd No. of Existing Bldgs 1 No. Proposed 1  
 Parcel No. 2701-351-40-017 Sq. Ft. of Existing Bldgs 2700 Sq. Ft. Proposed 12x8  
 Subdivision Cambridge Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Filing — Block 1 Lot 17 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

#### OWNER INFORMATION:

Name ALAN HAM  
 Address 2680 Cambridge Rd  
 City / State / Zip Grand Junction, CO 81504

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): Shed

#### APPLICANT INFORMATION:

Name ALAN HAM  
 Address 2680 Cambridge Rd  
 City / State / Zip Grand Junction CO 81506  
 Telephone (970) 314 2235

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): Shed

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>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <input checked="" type="checkbox"/>
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>no change</u>
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District _____	Driveway Location Approval <u>N/A</u> (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).

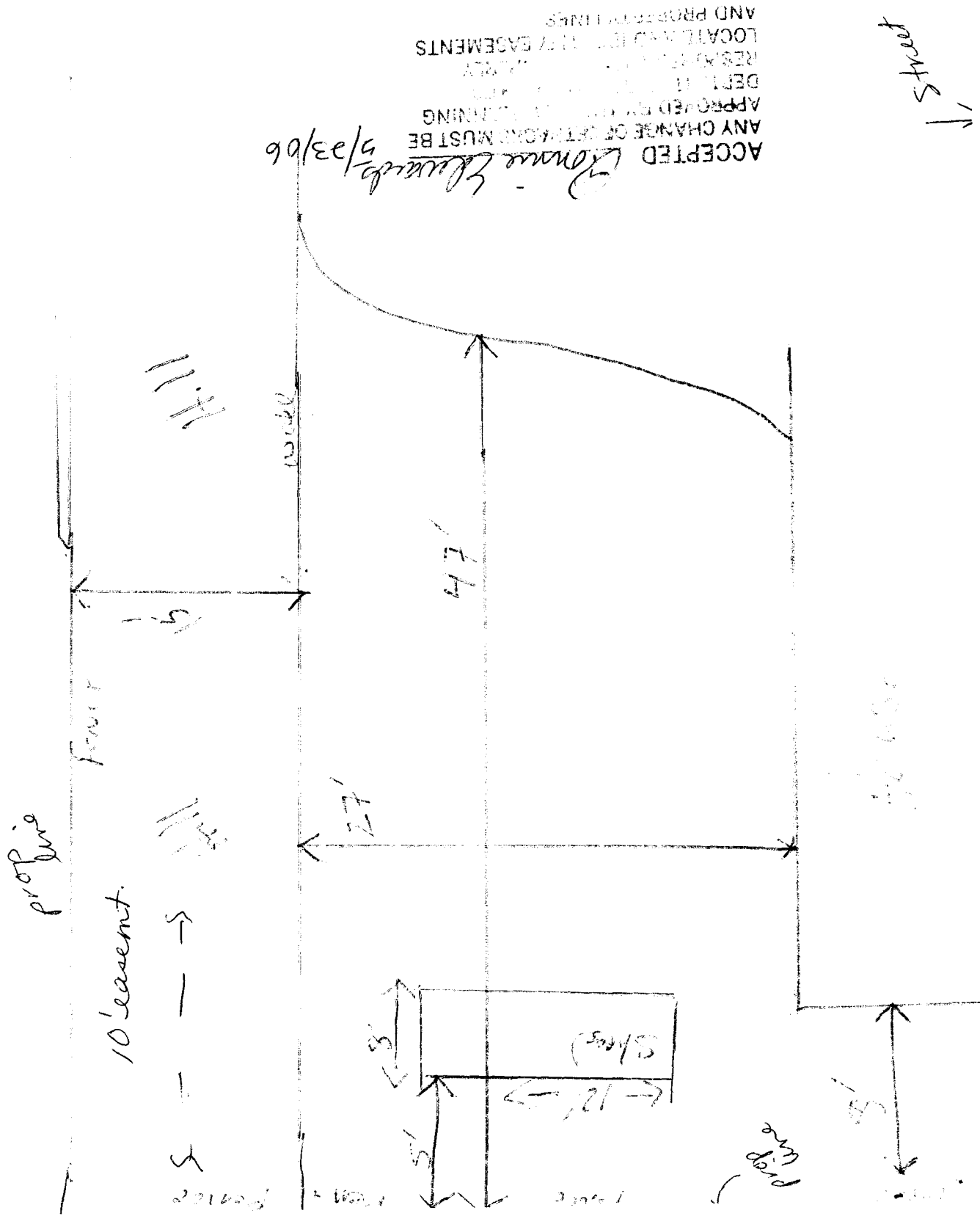
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Alan Ham Date 5-23-06  
 Department Approval Ronnie Edwards Date 5-23-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no chg in use</u>
Utility Accounting <u>Chloe</u>	Date <u>5/23/06</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)

2680 Cambridge Rd



ACCEPTED  
 ANY CHANGE OF DETAIL MUST BE  
 APPROVED BY THE PLANNING  
 DEPARTMENT  
 RESUBMITTED WITH EASEMENTS  
 LOCATED AND EASEMENTS  
 AND PROPORTIONS