

FEE \$ <u>10.00</u>
TCP \$
SIF \$

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

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

Building Address 1533 crestview #9

No. of Existing Bldgs 1 No. Proposed 1

Parcel No. 2945-013-08-019

Sq. Ft. of Existing Bldgs 1800 Sq. Ft. Proposed 140

Subdivision Crestview

Sq. Ft. of Lot / Parcel 6399

Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 1+2

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3200 + 140 sf.

Height of Proposed Structure 14' Feet

**OWNER INFORMATION:**

Name Richard D. Thompson

**DESCRIPTION OF WORK & INTENDED USE:**

Address 1533 crestview

- New Single Family Home (\*check type below)
- Interior Remodel
- Addition
- Other (please specify): Golf cart Garage

City / State / Zip Grand Junction, Co,

**APPLICANT INFORMATION:**

Name \_\_\_\_\_

**\*TYPE OF HOME PROPOSED:**

Address \_\_\_\_\_

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

City / State / Zip \_\_\_\_\_

NOTES: \_\_\_\_\_

Telephone 970-243-9639

**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 PD

Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 15 from property line (PL)

Permanent Foundation Required: YES \_\_\_\_\_ NO X

Side 0' from PL Rear 10' from PL

Parking Requirement 2

Maximum Height of Structure(s) \_\_\_\_\_

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 R.D. Thompson Date 3/06/06

Department Approval W. Shaw Magan Date 3/14/06

Additional water and/or sewer tap fee(s) are required: YES NO X W/O No.

Utility Accounting f. Bensley Date 3/16/06

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)

*3/16/06*  
 ACCEPTED *W/1/16/06*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. APPLICANTS  
 ARE RESPONSIBLE TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

