

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 2934 G. Rd
 Parcel No. 2705-323-00-018
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1,015 Sq. Ft. Proposed 864
 Sq. Ft. of Lot / Parcel .669 ac = 29,141 sq ft
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 13'

OWNER INFORMATION:

Name Lloyd D. Norlin
 Address 2934 G. Rd
 City / State / Zip G. J. Colo. 81505

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): Shed/shop 24x36 = 864 sq ft

APPLICANT INFORMATION:

Name SA
 Address _____
 City / State / Zip _____
 Telephone 245-1734

***TYPE OF HOME PROPOSED:**

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

NOTES: 10% of parcel size = 2,914 sq ft
[75% of prop. struc. = 981 sq ft]

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>RSF-R</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20/35</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>50/50</u> from PL Rear <u>50/50</u> from PL	Parking Requirement _____
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 Lloyd D. Norlin Date 8/25/2006
 Department Approval Judith A. Ravi Date 8/25/2006

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No <u>NO SWR / NO WTR charge</u>
Utility Accounting <u>2</u>	Date	<u>8/25/06</u>	<u>ON SEPTIC</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)

CANAL



ACCEPTED Jacobs A. Ricci
ANY CHANGES TO BACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

