

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	—

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)
Community Development Department

5163-3244

Building Address 312 Hill Ave. No. of Existing Bldgs 2 No. Proposed 1
Parcel No. 2945-142-15-015 Sq. Ft. of Existing Bldgs Sq. Ft. Proposed 210^{sq} ft.
Subdivision _____ Sq. Ft. of Lot / Parcel .144 ac.
Filing _____ Block _____ Lot _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
Height of Proposed Structure _____

OWNER INFORMATION:

Name Sue Powers
Address 312 Hill
City / State / Zip Grand Jct, Colorado

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 12 x 20' shed

APPLICANT INFORMATION:

Name Sue Powers
Address 312 Hill
City / State / Zip Gr Jct, Colo 81501
Telephone 970 245-7085

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

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 RMF-8 Maximum coverage of lot by structures 70%70
SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES NO
Side 25 3' from PL Rear 5' from PL Parking Requirement _____
Maximum Height of Structure(s) 35 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 Susan Powers Date Aug 16, 06
Department Approval Judith A. Puer Date 8/16/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>Shed only</u>
Utility Accounting <u>Dotthe Kanara</u>	Date <u>8/16/06</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)

