

FEE \$	5.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 1130 Hill Ave
 Parcel No. 2945-141-18-003
 Subdivision City of Gd. Jct.
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 2 No. Proposed 0
 Sq. Ft. of Existing Bldgs 1200 Sq. Ft. Proposed 0
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 0
 Height of Proposed Structure 0

OWNER INFORMATION:

Name Lutheran Church of Messiah
 Address 840 N. 11th St
 City / State / Zip Gd. Jct., CO 81503

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

APPLICANT INFORMATION:

Name John Bergsen
 Address 3391 P Rd.
 City / State / Zip Palisade, CO 81526
 Telephone 970-434-7666

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

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>RMF-8</u>	Maximum coverage of lot by structures _____	/	
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES _____ NO _____		
Side _____ from PL Rear _____ from PL	Parking Requirement _____		
Maximum Height of Structure(s) _____	Special Conditions _____		
Voting District _____	Driveway Location Approval _____ <small>(Engineer's Initials)</small>		

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 John Bergsen Date 7/20/06
 Department Approval Judith Fair Date 9/20/06

Additional water and/or sewer tap fee(s) are required: YES NO <input checked="" type="checkbox"/> W/O No. _____
Utility Accounting <u>Wesley Oehlert</u> Date <u>9/20/06</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)