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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO.

13336-8305-

Building Address 118 Hillcrest Ave. No. of Existing Bldgs 1 No. Proposed 1
Parcel No. 2945-112-17-002 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
Subdivision Hillcrest Manor Sq. Ft. of Lot / Parcel 19,994 #
Filing _____ Block 1 Lot 18 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
Height of Proposed Structure _____

OWNER INFORMATION:

Name Joe Bengue
Address 118 Hillcrest Ave.
City / State / Zip Grand Junction Colo. 81501

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Storage Shed 10' x 14'

APPLICANT INFORMATION:

Name Joe Bengue
Address 118 Hillcrest Ave
City / State / Zip Grand Junction Co. 81501
Telephone 256-8957

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

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-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>3'</u> from PL Rear <u>5'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35'</u>	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 Joe Bengue Date 9-19-06
Department Approval Dayleen Henderson Date 9-19-06

Additional water and/or sewer tap fee(s) are required:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	W/O No. <u>NO WTR / NO SWR Change</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/19/04</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)

