

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 755 HORIZON DRIVE No. of Existing Bldgs _____ No. Proposed _____
 Parcel No. 2701-364-00-122 (745 HORIZON) Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision HOLIDAY INN PARKING LOT Sq. Ft. of Lot / Parcel 2.075 1.56
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name G.H. Daniels III + ASSOCIATES
 Address 12775 U.S. Hwy 6
 City / State / Zip GYPSUM, CO. 81637

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

APPLICANT INFORMATION:

Name G.H. Daniels III + ASSOCIATES
 Address 12775 U.S. Hwy 6
 City / State / Zip GYPSUM, CO. 81637
 Telephone 970 524 5012

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

NOTES: MOBILE TEMPORARY OFFICE TRAILER TO BE USED HORIZON DR. LANDSCAP. PROJECT

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 C1 Maximum coverage of lot by structures N/A
 SETBACKS: Front 15/25' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side 0/0 from PL Rear 10/10 from PL Parking Requirement _____
 Maximum Height of Structure(s) 40' Special Conditions As soon as construction is completed, the trailer has to be removed & storage area needs to be cleared out
 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.A.S. (Richard A. Switzer) Date 7/7/2006
 Department Approval N.A. Joshua A. Veer Date 7/19/2006

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O NO
Utility Accounting	<u>Other</u>		Date <u>7-17-06</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)

