

FEE \$ 10.00
TCP \$
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 2322 2223 Highway 6350 #35

Parcel No. 2945-052-00-067

Subdivision Mobile City

Filing _____ Block _____ Lot 35

No. of Existing Bldgs 0 No. Proposed 1

Sq. Ft. of Existing Bldgs 14'x80' Sq. Ft. Proposed _____

Sq. Ft. of Lot / Parcel _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

Height of Proposed Structure _____

OWNER INFORMATION:

Name Rosario Yanez

Address 2322 2223 Highway 6350 #50

City / State / Zip Grand Jct. CO. 81505

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel Addition

Other (please specify): _____

APPLICANT INFORMATION:

Name _____

Address _____

City / State / Zip _____

Telephone _____

***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 PD Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES _____ NO _____

Side _____ from PL Per Park Regulations 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 Rosario Yanez Date 3-30-06

Department Approval Ulrich Magan Date 3/30/06 37188-24401

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. existing space
Utility Accounting	<u>Ulrich Magan</u>		Date <u>3/30/06</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)