

FEE \$ 500  
 TCP \$ \_\_\_\_\_  
 SIF \$ \_\_\_\_\_

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 1555 ~~1551~~ West Independent No. of Existing Bldgs 1 No. Proposed 0  
 Parcel No. 2945-103-40-941 Sq. Ft. of Existing Bldgs 4000 Sq. Ft. Proposed 0  
 Subdivision West Independent Minor Subd. Sq. Ft. of Lot / Parcel N/A  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure N/A

**OWNER INFORMATION:**

Name City of Grand Jct  
 Address 2529 High Country Ct  
 City / State / Zip Grand Jct. CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): Demo

**APPLICANT INFORMATION:**

Name same  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 970-244-1541

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): Road ROW

NOTES: Demo of existing building

**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>C-2</u>	Maximum coverage of lot by structures _____		
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>		
Side _____ from PL Rear _____ from PL	Parking Requirement _____		
Maximum Height of Structure(s) _____	Special Conditions <u>Demo only</u>		
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 Charles M Best Date 1-18-06  
 Department Approval Yishu Aragon Date 2-8-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>Le Bensley</u>	Date <u>2/8/06</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)