

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 830 Independent No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-104-01-006 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 952
 Subdivision West Lake park Sq. Ft. of Lot / Parcel _____
 Filing _____ Block _____ Lot 50 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Armando J. Valquez DESCRIPTION OF WORK & INTENDED USE:
 Address 830 Independent # 50 New Single Family Home (*check type below)
 City / State / Zip Grand Jet CO 82505 Interior Remodel Addition
 Other (please specify): Remodel

APPLICANT INFORMATION:

Name Charles Ben Garcia *TYPE OF HOME PROPOSED:
 Address 3116 E Rd Site Built Manufactured Home (UBC)
 City / State / Zip Grand Jet CO 81504 Manufactured Home (HUD)
 Other (please specify): _____
 Telephone _____ 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>PO</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>from PL</u> Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure _____	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 Charles Ben Garcia Date 4/27/06
 Department Approval Walter Wagner Date 4/27/06

Additional water and/or sewer tap fee(s) are required:	YES	<u>NO</u>	W/O No.
Utility Accounting	<u>J. Bensley</u>		Date <u>4/27/06</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)