

FEE \$	10.00
TCP \$	
SIF \$	

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

2262-1400

Building Address 1545 MAIN ST

Parcel No. 2945-133-15-013 029

Subdivision _____

Filing _____ Block _____ Lot _____

No. of Existing Bldgs 2 No. Proposed 2

Sq. Ft. of Existing Bldgs 2186 Sq. Ft. Proposed 2186

Sq. Ft. of Lot / Parcel .20 AC

Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 8766.1 LOT VS 2186 Ex. STRUCTURE

Height of Proposed Structure N/A

OWNER INFORMATION:

Name Blanche maucusso

Address 543 WEST UTE

City / State / Zip Grand Junction, Co 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel Addition

Other (please specify): Re-do Existing Porch COVER

APPLICANT INFORMATION:

Name Quality Home Concepts
Wade Wiggins

Address 517 melody Lane

City / State / Zip Grand Junction, Co 81501

Telephone 244-8216

*TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): Dimensional Lumber Framed Porch Cover

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 RMF-8 Maximum coverage of lot by structures 70%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO X

Side 5' from PL Rear 10' from PL Parking Requirement 2

Maximum Height of Structure(s) 35' 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 Wade Wiggins Date 9-27-06

Department Approval Wishu Wagon Date 9/29/06 change

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>No sewer/No water</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/29/06</u>		

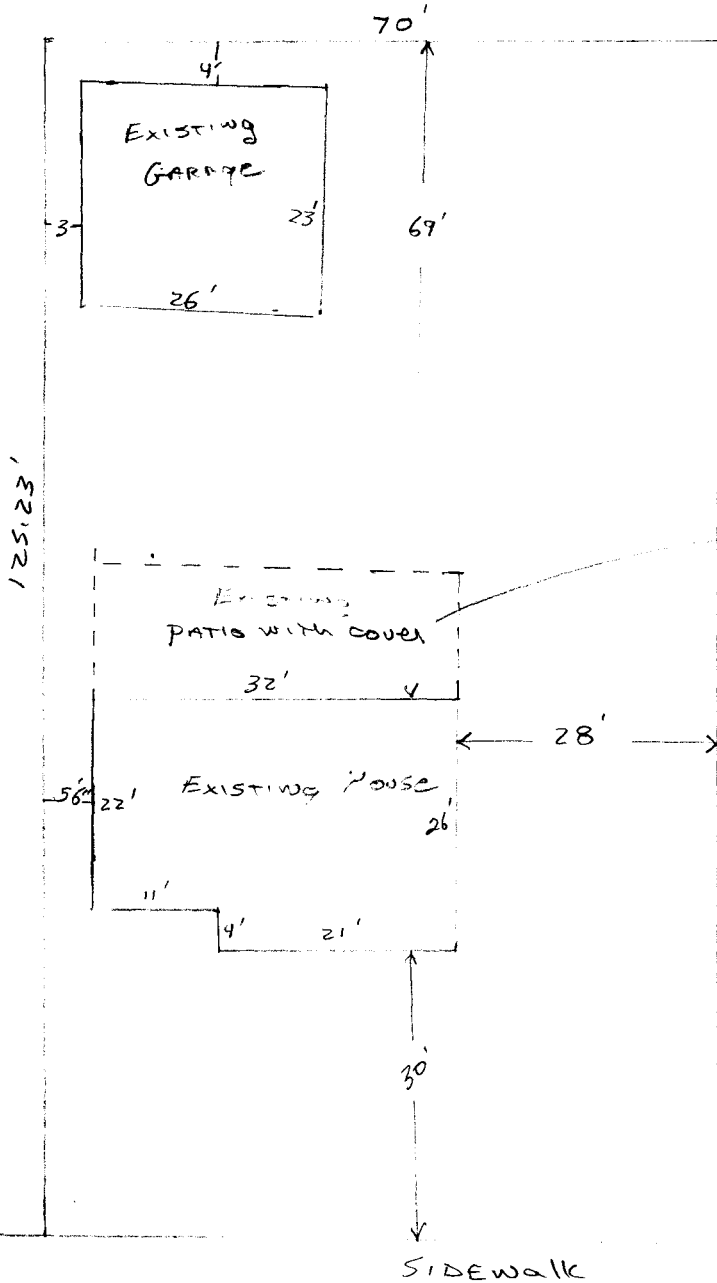
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Blanche MANCUSO
1545 MAIN ST
Grand Junction, COLO
81501

PARCEL - 2945-133-15-013

1" = 20'

Alley - CITY EASEMENT



Replace 32' x 13' porch cover

ACCEPTED *[Signature]*
ANY CITY BACKS MUST BE
CITY PLANNING
APPLICANTS
PROPERLY
IDENTIFY EASEMENTS
AND PROPERTY LINES.

CITY EASEMENT

MAIN STREET