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

BLDG PERMIT NO. _____

Building Address 801 Oway Ave No. of Existing Bldgs 2 No. Proposed 2
 Parcel No. 2945-141-39-001 Sq. Ft. of Existing Bldgs 1530 Sq. Ft. Proposed 1530
 Subdivision Wky G5 Sq. Ft. of Lot / Parcel 7250
 Filing _____ Block 70 Lot 182
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) Existing
 Height of Proposed Structure Existing

OWNER INFORMATION:

Name Robert E. Cowan Ryan Cowan
 Address 801 Oway Ave G5
 City / State / Zip G5 CO 81501

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

APPLICANT INFORMATION:

Name R.G. Cowan Design / Build
 Address 1041 Oway Ave
 City / State / Zip G5, CO, 81501
 Telephone 243-4737

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

NOTES: * Adding 1 Bathroom to existing Home

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.

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| THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF | |
| ZONE <u>RMF-8</u> | Maximum coverage of lot by structures <u>70</u> |
| SETBACKS: Front <u>20/25</u> from property line (PL) | Permanent Foundation Required: YES _____ NO _____ |
| Side <u>5/3</u> from PL Rear <u>10/5</u> from PL | Parking Requirement _____ |
| Maximum Height of Structure(s) <u>35</u> | 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 R.G. Cowan Date 6-19-06
 Department Approval WS Date _____

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|--|--------------------------|--|---------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. _____ |
| Utility Accounting | <u>Water & Sewer</u> | | Date <u>6/19/06</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)