

FEE \$	5.00
TCP \$	
SIF \$	

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

174-148

BLDG PERMIT NO. _____

Building Address 709 Struthers Ave.

No. of Existing Bldgs 1 No. Proposed 0

Parcel No. 2945-234-00-930

Sq. Ft. of Existing Bldgs 640 Sq. Ft. Proposed 0

Subdivision _____

Sq. Ft. of Lot / Parcel 12,000

Filing _____ Block _____ Lot _____

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

Height of Proposed Structure NA

OWNER INFORMATION:

Name City of Grand Junction

DESCRIPTION OF WORK & INTENDED USE:

Address 250 N. 5th Street

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

City / State / Zip Grand Junction, Colorado
81501

APPLICANT INFORMATION:

Name Mike Best

***TYPE OF HOME PROPOSED:**

Address 2529 High Country Court

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

City / State / Zip Grand Junction, Colorado
81501

Telephone 970-244-1541

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>C-2</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES _____ NO _____
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 Mike Best Date 8-21-06

Department Approval [Signature] Date 8/23/06

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>No Sewer / NO Wtr Charge</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/23/06</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)