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# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO.
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196-159  
 Building Address 708 Struthers Ave  
 Parcel No. 2945-231-17-949  
 Subdivision BENTON CANYON  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 1 No. Proposed 0  
 Sq. Ft. of Existing Bldgs 700 Sq. Ft. Proposed 0  
 Sq. Ft. of Lot / Parcel 15,000  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) N/A  
 Height of Proposed Structure A

**OWNER INFORMATION:**

Name City of Grand Junction  
 Address 250 N. 5th Street  
 City / State / Zip Grand Junction, Colorado 81501

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Mike Best  
 Address 2529 High Country Court  
 City / State / Zip Grand Junction, Colorado 81501  
 Telephone 970-244-1541

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

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 Water 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)