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

BLDG PERMIT NO. _____

No acct located

Building Address 1325 N 19st
 Parcel No. 2945-123-27-021
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed _____
 Sq. Ft. of Existing Bldgs 3200 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Andrew Pember
 Address 232 barfield Dr
 City / State / Zip Grand Jet CO. 81503

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): Replace skirt around roof

APPLICANT INFORMATION:

Name Andrew Pember
 Address 232 barfield Dr
 City / State / Zip Grand Jet CO. 81503
 Telephone 970 261 3150

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- 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>R-8</u> | Maximum coverage of lot by structures _____ |
| SETBACKS: Front <u>20'</u> from property line (PL) | Permanent Foundation Required: YES _____ NO <u>X</u> |
| Side <u>5'</u> from PL Rear <u>10'</u> from PL | Parking Requirement _____ |
| Maximum Height of Structure(s) _____ | Special Conditions <u>No additions being done</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 [Signature] Date 6-12-07
 Department Approval [Signature] Date 6-12-07

| | | | |
|--|---------------------|-------------|-------------------------------------|
| Additional water and/or sewer tap fee(s) are required? | YES | NO <u>X</u> | W/O No. <u>NO change sur/ water</u> |
| Utility Accounting | Date <u>6-12-07</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)