

FEE \$	10.00
TCP \$	/
SIF \$	/

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.	
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Building Address 12934-8073
2433 N. 1st St

Parcel No. 2945-101-00-005

Subdivision _____

Filing _____ Block _____ Lot _____

OWNER INFORMATION:

Name F&P Development

Address 514 28 1/4 Rd. Suites

City / State / Zip Grand Jct, CO 81501

APPLICANT INFORMATION:

Name Western Constructors

Address 514 28 1/4 Rd. Suites

City / State / Zip Grand Jct, CO 81501

Telephone (970) 241-5457

No. of Existing Bldgs 1 No. Proposed 2

Sq. Ft. of Existing Bldgs 3434 Sq. Ft. Proposed 576

Sq. Ft. of Lot / Parcel 2.276 Acres

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

Height of Proposed Structure 17'

DESCRIPTION OF WORK & INTENDED USE:

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

NO WTR/SWR Charge.

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>PD-</u> <u>Default R-4</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>3</u> from PL Rear <u>5</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	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 [Signature] Date 7-18-07

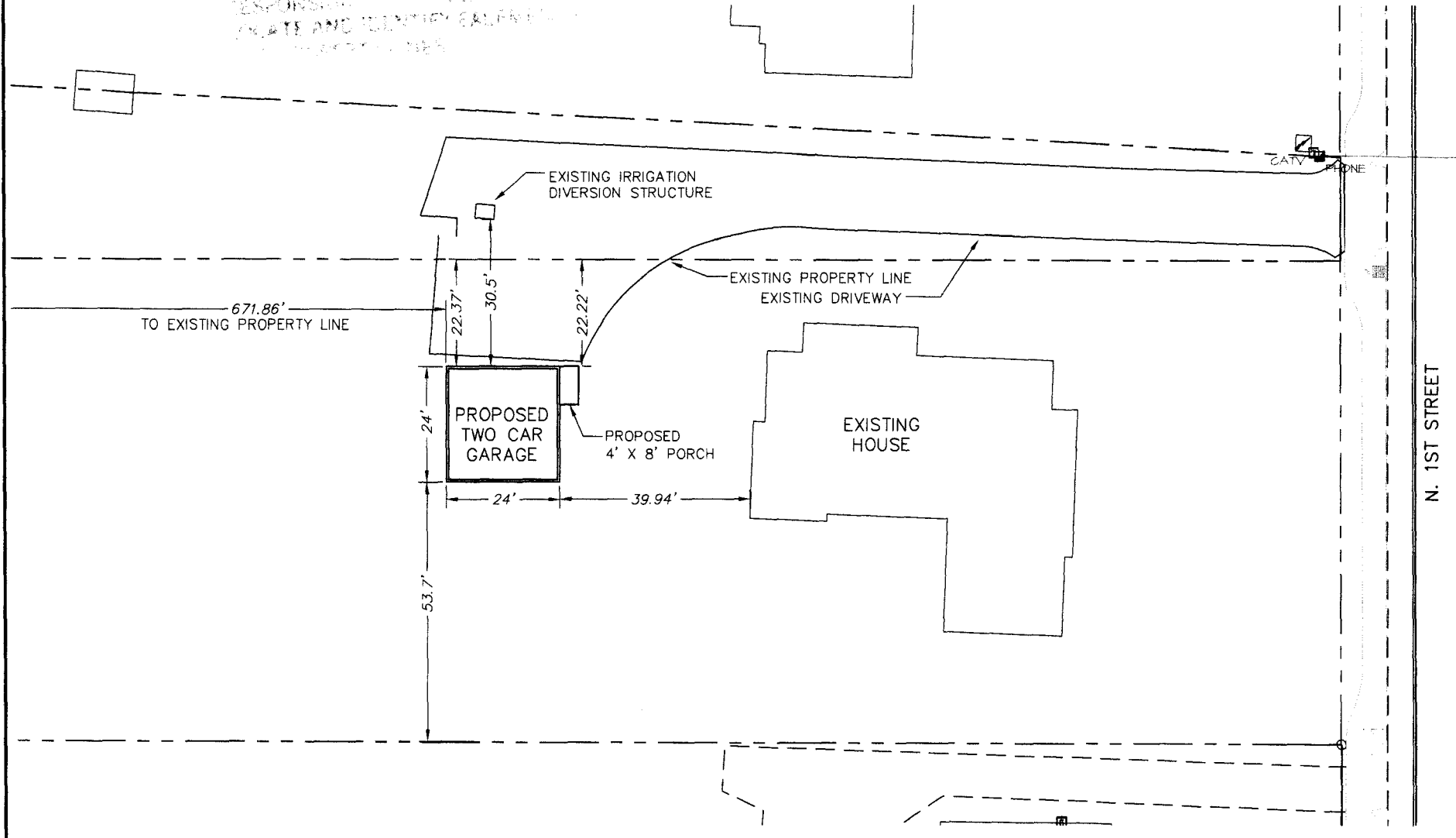
Department Approval [Signature] Date 7/19/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO SWR/WTR</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/19/07</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)

Ken Roberts

ALL TRACKS MUST BE
PROPERLY PLANNED
AND MAINTAINED
RESPONSIBILITY FOR
CREATE AND IDENTIFY EXISTING
PROPERTY LINES



2433 N. 1st Street
PARCEL # 2945-101-00-005 / R-4 ZONE

0533-Lot 2 Blk 4_Plot Plan.dwg

Clavonne, Roberts & Assoc., Inc.
LANDSCAPE AND PLANNING ARCHITECTS
844 GRAND AVENUE
GRAND JUNCTION, CO 81501