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

BLDG PERMIT NO. _____

106356-5903

Building Address 1807 N. 21st St. No. of Existing Bldgs 1 No. Proposed 2

Parcel No. 2945-124-64-009 Sq. Ft. of Existing Bldgs 1930 Sq. Ft. Proposed 480

Subdivision Wool Key Sub Sq. Ft. of Lot / Parcel 7500

Filing _____ Block _____ Lot _____

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

Height of Proposed Structure 10

OWNER INFORMATION:

Name MARTY WACKER

Address 1807 N. 21st St.

City / State / Zip Grand Junction Co
81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel Addition Garage

Other (please specify): _____

APPLICANT INFORMATION:

Name JANE

Address _____

City / State / Zip _____

Telephone 970 224-1730

***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 R-8 Maximum coverage of lot by structures 70%

SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES _____ NO _____

Side 5/3 from PL Rear 10/5 from PL Parking Requirement 2

Maximum Height of Structure(s) 35 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 2/19/07

Department Approval Wendy Spurr Date 2/18/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Garage</u>
Utility Accounting <u>Other/over</u>	Date <u>2-19-07</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)

