

FEE \$ <u>10.00</u>
TCP \$
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PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

Building Address 37028-23759
617 29 3/8 Rd.

Parcel No. 2943-053-64-003

Subdivision DeL.MAR.

Filing _____ Block _____ Lot _____

No. of Existing Bldgs _____ No. Proposed _____

Sq. Ft. of Existing Bldgs _____ 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 LARRY & HOLLY GARCIA

Address 617 29 3/8 Rd.

City / State / Zip Grand Jct Co. 81504

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel Addition

Other (please specify): _____

APPLICANT INFORMATION:

Name LARRY & HOLLY GARCIA

Address 617 29 3/8 Rd.

City / State / Zip Grand Jct Co. 81504

Telephone 970-242-7223

*TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): CAR PORT

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 PD

SETBACKS: Front 20 from property line (PL)

Side 10 from PL Rear 20 from PL

Maximum Height of Structure(s) 35'

Voting District _____ Driveway Location Approval _____
 (Engineer's Initials)

Maximum coverage of lot by structures _____

Permanent Foundation Required: YES _____ NO _____

Parking Requirement _____

Special Conditions Trimming attached structure. Must meet primary setbacks

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 Larry & Holly Garcia Date 7-8-07

Department Approval [Signature] Date 7/9/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No
Utility Accounting <u>[Signature]</u>	Date <u>7/9/07</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)

City of Grand Junction GIS Zoning Map ©

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