

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

94762-2937

Building Address 624 N 4 ST

No. of Existing Bldgs 1

No. Proposed 2

Parcel No. # 2945-142-28 003

Sq. Ft. of Existing Bldgs _____

Sq. Ft. Proposed _____

Subdivision _____

Sq. Ft. of Lot / Parcel _____

Filing _____ Block _____ Lot _____

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

Height of Proposed Structure _____

OWNER INFORMATION:

Name Edmundc Reyes

DESCRIPTION OF WORK & INTENDED USE:

Address 624 N 4 ST

New Single Family Home (*check type below)

City / State / Zip G. J. CO 81501

Interior Remodel Addition

Other (please specify): Change DOOR position

APPLICANT INFORMATION:

Name _____

***TYPE OF HOME PROPOSED:**

Address _____

Site Built

Manufactured Home (UBC)

City / State / Zip _____

NOTES: _____

Telephone _____

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' from property line (PL)

Permanent Foundation Required: YES _____ NO _____

Side 5' from PL Rear 10' from PL

Parking Requirement _____

Maximum Height of Structure(s) 35'

Special Conditions _____

Voting District A 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 Edmundc Reyes

Date 10-22-07

Department Approval Daylene Henderson

Date 10-22-07

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. NO WTR/SWR charge.

Utility Accounting 2 Date 10/22/07

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 ©



ACCEPTED: *Paula Steiner*
ANY CHANGE OF SETBACKS MUST BE 10-22-07
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES