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

BLDG PERMIT NO. _____

Building Address 2959 1/2 Bookcliff Ave
 Parcel No. 2943-081-39-003
 Subdivision CODY
 Filing 3 Block 41 Lot 3

No. of Existing Bldgs 2 No. Proposed 0
 Sq. Ft. of Existing Bldgs 1892 Sq. Ft. Proposed 640
 Sq. Ft. of Lot / Parcel 13524
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4183
 Height of Proposed Structure 24'

OWNER INFORMATION:

Name JOE & PAM GROUT
 Address 2959 1/2 Bookcliff Ave
 City / State / Zip GRAND JCT CO 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name JOE GROUT
 Address 2959 1/2 Bookcliff Ave
 City / State / Zip GRAND JCT CO 81504
 Telephone 208-6022

***TYPE OF HOME PROPOSED:**

- Site Built
- Manufactured Home (HUD)
- Other (please specify): _____
- Manufactured Home (UBC)

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>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>5</u> from PL Rear <u>15</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35</u>	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 5-16-07
 Department Approval [Signature] Date 5/16/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>/</u>	W/O No. _____
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Utility Accounting <u>[Signature]</u>	Date <u>5/15/07</u>
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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)

