

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

PH

36625-6616

Building Address 552 Court Rd

No. of Existing Bldgs _____ No. Proposed _____

Parcel No. 2943-072-09-014

Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____

Subdivision Cindy Ann Replat

Sq. Ft. of Lot / Parcel _____

Filing _____ Block _____ Lot 4-8

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

OWNER INFORMATION:

Name Joseph P. Foster

DESCRIPTION OF WORK & INTENDED USE:

Address 552 Court Rd

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): re-roof & repair siding
Enclose Covered Patio rear

City / State / Zip Grand Jet CO 81501

APPLICANT INFORMATION:

Name Joseph P. Foster

***TYPE OF HOME PROPOSED:**

Address 552 Court Rd.

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

City / State / Zip Grand Jet CO 81501

NOTES: _____

Telephone 970 243-9819

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 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 Joseph P. Foster Date 8-31-07

Department Approval Hayden Henderson Date 8-31-07

Additional water and/or sewer tap fee(s) are required: YES NO W/O NO re-roof

Utility Accounting Debbie Traver Date 8/31/07

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 *Gayle H. Dawson* 8-31-07

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

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