

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

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

BLDG PERMIT NO. _____

Building Address 2835 Elm Av.
Parcel No. 2943-073-04-001
Subdivision Compton
Filing _____ Block _____ Lot 18

No. of Existing Bldgs house + carport No. Proposed _____
Sq. Ft. of Existing Bldgs 1167 House + 480 carport Sq. Ft. Proposed Increase to 500 carport
Sq. Ft. of Lot / Parcel 7,536 sq ft
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
Height of Proposed Structure _____

OWNER INFORMATION:

Name ROBERT D LINDA PARROTT
Address 2835 Elm Av.
City / State / Zip 93 CO 81501

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 8x20 Addition To carport Detached

APPLICANT INFORMATION:

Name Same
Address _____
City / State / Zip _____
Telephone _____

*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 <u>R-8</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'25'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>5'3'</u> from PL Rear <u>10'5'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	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 6-20-07
Department Approval [Signature] Date 6-20-07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>6/20/07</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 ©



ACCEPTED *Gayleen Anderson* 6-20-07
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.