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PLANNING CLEARANCE

BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)

Community Development Department

71419-3918

Building Address 531 W HALL AVE

Parcel No. 2945-104-04-034

Subdivision WESTAKE

Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. of Proposed 1

Sq. Ft. of Existing Bldgs 736 Sq. Ft. Proposed 528

Sq. Ft. of Lot / Parcel .172

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

Height of Proposed Structure _____

OWNER INFORMATION:

Name KERRY KOVACH

Address 531 W. HALL

City / State / Zip CO CO 81505

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel Addition

Other (please specify): POLE BARN

APPLICANT INFORMATION:

Name JANE

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 R-8 Maximum coverage of lot by structures .4

SETBACKS: Front 30/25 from property line (PL) Permanent Foundation Required: YES _____ NO _____

Side 5/3 from PL Rear 10/5 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 [Signature] Date 9-27-07

Department Approval [Signature] Date 9-27-07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>[Signature]</u>
Utility Accounting <u>[Signature]</u>	Date <u>9-28-07</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)



SCALE 1 : 284

