

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO.
1755-1102

Building Address 629 W. Main St No. of Existing Bldgs 1 No. Proposed 0
Parcel No. 2945-154-19-026 Sq. Ft. of Existing Bldgs 840 Sq. Ft. Proposed 120
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 Janice Miller DESCRIPTION OF WORK & INTENDED USE:
Address 629 W Main New Single Family Home (*check type below)
City / State / Zip Grand Jct Co 8150, Interior Remodel Addition
 Other (please specify): New porch with cover

APPLICANT INFORMATION:

Name _____ *TYPE OF HOME PROPOSED:
Address SAME Site Built Manufactured Home (UBC)
City / State / Zip _____ Manufactured Home (HUD)
Telephone 243-0631 Other (please specify): _____

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>RMF-8</u>	Maximum coverage of lot by structures <u>70%</u>		
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) <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 Janice Miller Date _____

Department Approval Misha Magan Date 3/5/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO charge sur/water</u>
Utility Accounting <u>[Signature]</u>	Date <u>3-5-07</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)



ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANTS
RESUME RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS

Accepted
3/6/07