

FEE \$	5.00
TCP \$	
SIF \$	

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

109430-1551

Building Address 960 MAIN STREET

No. of Existing Bldgs _____ No. Proposed _____

Parcel No. 2945-144-15-015

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

Subdivision _____

Sq. Ft. of Lot / Parcel _____

Filing _____ Block 108 Lot 17-19

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

OWNER INFORMATION:

Name TOM AND CHRISTINE DREHEK

DESCRIPTION OF WORK & INTENDED USE:

Address 960 MAIN STREET

New Single Family Home (*check type below)

City / State / Zip G.J. CO 81501

Interior Remodel

Addition

Other (please specify): DEMO

APPLICANT INFORMATION:

Name J. DYER CONST. INC.

***TYPE OF HOME PROPOSED:**

Address 2335 INTERSTATE AVE.

Site Built

Manufactured Home (UBC)

City / State / Zip G.J. CO 81505

Manufactured Home (HUD)

Other (please specify): DEMO

Telephone (970) 245-8610

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-0

Maximum coverage of lot by structures _____

SETBACKS: Front 20 from property line (PL)

Permanent Foundation Required: YES _____ NO _____

Side 5 from PL Rear 10 from PL

Parking Requirement _____

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 J. Dyer

Date 5/4/09

Department Approval Judith Kari

Date 5/4/09

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. <u>Demo only</u>
Utility Accounting <u>[Signature]</u>	Date		<u>5/4/09</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)