

FEE \$	5.00
TCP \$	/
SIF \$	/

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

94608 - 53880 - Under Name - Bardy Watters
 NW 0 to closed 4-10-07

Building Address 641 MT JULIAN DR No. of Existing Bldgs 1 No. Proposed 1

Parcel No. 2943-053-80-002 Sq. Ft. of Existing Bldgs 1294 Sq. Ft. Proposed 0

Subdivision Summit View Estates Sq. Ft. of Lot / Parcel _____

Filing _____ Block _____ Lot 2

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

Height of Proposed Structure _____

OWNER INFORMATION:

NW DW
 Name CLAIRE STENDER

Address 641 MT. JULIAN DR

City / State / Zip GRAND JUNCTION CO 81504

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel Addition

Other (please specify): enclose - missing covered patio

APPLICANT INFORMATION:

Name SAME

Address _____

City / State / Zip _____

Telephone 433-7085

TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): _____

NOTES: ENCLOSING COVERED PATIO

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 Rmi-8 Maximum coverage of lot by structures 70%

SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES X NO _____

Side 5 from PL Rear 10 from PL Parking Requirement _____

Maximum Height of Structure(s) 3.5 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 Claire Stender Date 4/2/07

Department Approval Judith A. Pore Date 4/2/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No <u>NO SWR/NO WTR charge.</u>
Utility Accounting <u>X</u>	Date <u>4/2/07</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)

