FEE'S 10 PLANNING CLEA	RANCE	BLDG PERMIT NO.	1
TCP\$ \$\frac{1589.00}{\text{(Single Family Residential and Accessory Structures)}}			
SIF\$ Community Developmen	it Department		
Building Address 620 2834 Rd Grand Junction	No. of Existing Bldgs _	No. Proposed	
Parcel No. 2943-064-12-003	Sq. Ft. of Existing Bldg	gs 1600 Sq. Ft. Proposed	
Subdivision Kruse	Sq. Ft. of Lot / Parcel _	35,303	
Filing Block Lot _3	Sq. Ft. Coverage of Lo	ot by Structures & Impervious Surface	
OWNER INFORMATION:		osed)	
Name Duane Demel	······································	WORK & INTENDED USE:	
Address 620 28 3/4 Rd	New Single Family Interior Remodel	y Home (*check type below) Addition	
City / State / Zip Grand Jundia CO 81506		cify):	
APPLICANT INFORMATION:	*TYPE OF HOME PI		
Name Ovane Demel	Site Built Manufactured Hor	mo (HIID) AD	
Address 620 283/4 Rd		cify):	
City/State/Zip Grand Junction CO 81506 NO	TES: No cham	ge in foot point	
City / State / Zip Grand Junction CO 81506 NO Telephone (970) 243-8358	umodel of	Pwork shop hito single to	M
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-5	Maximum coverage	of lot by structures	
SETBACKS: Front 20 from property line (PL)	Permanent Foundation	on Required: YES_X_NO	
Side5 from PL Rear25 from PL	Parking Requiremen	1 2 spaces off street	İ
Maximum Height of Structure(s)	Special Conditions_	Interior Only	
Voting District Driveway Location Approval 1/2 (Engineer's Initials)	Shap to	house	
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 Wire Doub Date 6/17/08			
Department Approval Paul Wormen Bayle John Date 6/17/03			
Additional water and/or sewer tap fee(s) are required: YES		/O No. 210 85]
Utility Accounting Cipluslus	Date '7	011/08	1

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)

