

FEE \$ 10.15
 TCP \$ ~~450~~ 1589.00
 SIF \$ ~~450~~ 460.00

PLANNING CLEARANCE

BLDG PERMIT NO. 12

(Single Family Residential and Accessory Structures)

Community Development Department

Building Address 620 28 3/4 Rd Grand Junction
 Parcel No. 2943-064-12-003
 Subdivision Kruse
 Filing _____ Block _____ Lot 3

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs 1600 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 35,303
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1600
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Duane Demel
 Address 620 28 3/4 Rd
 City / State / Zip Grand Junction CO 81506

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Duane Demel
 Address 620 28 3/4 Rd
 City / State / Zip Grand Junction CO 81506
 Telephone (970) 243-8358

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: no change in foot print, remodel of work shop into single fam.

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 Required: YES X NO _____
 Side 5' from PL Rear 25' from PL Parking Requirement 2 spaces off street
 Maximum Height of Structure(s) _____ Special Conditions Interiors Only
 Voting District _____ Driveway Location Approval gjd Shoe to house
 (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 Duane Demel Date 6/17/08
 Department Approval Paul Hornbush Date 6/17/08

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 21085
 Utility Accounting T. Densley Date 6/17/08

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)

