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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

JK

Building Address 116256-12007
1826 Aspen st

Parcel No. 2945-261-22-008

Subdivision _____

Filing _____ Block _____ Lot _____

No. of Existing Bldgs _____ No. Proposed 0

Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 0

Sq. Ft. of Lot / Parcel 1250

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

Height of Proposed Structure _____

OWNER INFORMATION:

Name Mark n Bainbridge Jr

Address 1826 Aspen st

City / State / Zip Grand Jct co. 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel Addition

Other (please specify): Redo house - Demo old

Added on 600 sq-ft

APPLICANT INFORMATION:

Name Mark Bainbridge

Address Same

City / State / Zip _____

Telephone 970 (201-64183)

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): New Plumbing -

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 <u>R-8</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side _____ from PL Rear _____ 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 [Signature] Date 2/19/08

Department Approval [Signature] Date 2/19/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>NO SW2 / wtr change</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/19/08</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)