

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

95010-50944

BLDG ADDRESS 432 ATHENS WAY SQ. FT. OF PROPOSED BLDGS/ADDITION 182

TAX SCHEDULE NO. 2945-183-08-008 SQ. FT. OF EXISTING BLDGS 3178

SUBDIVISION RENAISSANCE/REDLADS TOTAL SQ. FT. OF EXISTING & PROPOSED 3360

FILING 1 BLK 2 LOT 8 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER GARY & LUCINDA COCKERELL NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction

(1) ADDRESS 432 ATHENS WAY USE OF EXISTING BUILDINGS SINGLE FAMILY RESIDENCE

(1) TELEPHONE (970) 245-8373 DESCRIPTION OF WORK & INTENDED USE ENCLOSURE OF EXISTING PORCH/PATIO FOR ADDITIONAL INTERIOR SPACE

(2) APPLICANT AUSTIN & AUGUSTA DESIGN TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS 1812-70 DWS LOOP, #B-5

(2) TELEPHONE (970) 243-1985

**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-4 Maximum coverage of lot by structures 50%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO   
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 7' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions \_\_\_\_\_

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANN# \_\_\_\_\_

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 2-20-08  
 Department Approval [Signature] Date 2-20-08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>2/20/08</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

