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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

10689-6629

Building Address 2808 1/2 Bookcliff Ave No. of Existing Bldgs 1 No. Proposed 1

Parcel No. 2943-072-08-012 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____

Subdivision _____ Sq. Ft. of Lot / Parcel _____

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

Height of Proposed Structure _____

OWNER INFORMATION:

Name Robert Gordon

Address 2808 1/2 Bookcliff Ave.

City / State / Zip Grand Jct, Co. 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel Addition

Other (please specify): CAR-port

Car Storage

APPLICANT INFORMATION:

Name Paul Davis Restoration

Address 784 Valley Ct. Lenoir Co

City / State / Zip Grand Jct, Co. 81505

Telephone 970-255-1971

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): _____

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 R-8 Maximum coverage of lot by structures 70%

SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES _____ NO _____

Side 5/3 from PL Rear 10/5 from PL Parking Requirement _____

Maximum Height of Structure(s) 35 Special Conditions Must be attached to house

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).

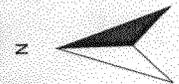
Applicant Signature [Signature] Date 5.15.08

Department Approval [Signature] Date 5/15/08

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>NO SWL / WTR Change</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/15/08</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)



Paul Hornel

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SCALE 1 : 278

