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| FEE \$ | <u>0</u> |
| TCP \$ | / |
| SIF \$ | / |

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

23700 - 15234

Building Address 2831 C 1/2 Rd
 Parcel No. 2943-193-09-003
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs _____ No. Proposed _____
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Thaddeus F. Wilcox
 Address 2831 C 1/2 Rd
 City / State / Zip Grand Jct Colo

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Restroom

APPLICANT INFORMATION:

Name Same **PAID**
 Address _____ **AUG 25 2008**
 City / State / Zip CMC
 Telephone 970-242-7505

*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 PLANNING STAFF

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|---|---|
| ZONE <u>County</u> | Maximum coverage of lot by structures _____ |
| SETBACKS: Front _____ from property line (PL) | Permanent Foundation Required: YES _____ NO _____ |
| Side _____ from PL Rear _____ from PL | Floodplain Certificate Required: YES _____ NO _____ |
| Maximum Height of Structure(s) _____ | Parking Requirement _____ |
| Voting District _____ Driveway Location Approval _____ (Engineer's Initials) | Special Conditions _____ |

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 Thaddeus F. Wilcox Date 8-25-08

Planning Approval Pat Oenly Date 8/25/08

| | | | |
|--|-----|----|------------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO | W/O No. <u>no chg in use</u> |
|--|-----|----|------------------------------|

| | |
|---|---------------------|
| Utility Accounting <u>Marshall Cole</u> | Date <u>8/25/08</u> |
|---|---------------------|

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)