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

BLDG PERMIT NO. _____

Building Address 640 Colorado Ave No. of Existing Bldgs 1 No. Proposed 0
 Parcel No. 2945-144-19-945 Sq. Ft. of Existing Bldgs 700 Sq. Ft. Proposed 0
 Subdivision City of Grand Jct. Sq. Ft. of Lot / Parcel N/A
 Filing _____ Block 11620 Lot W20F Sq. Ft. Coverage of Lot by Structures & Impervious Surface
116 19820 (Total Existing & Proposed) na.
 Height of Proposed Structure na.

OWNER INFORMATION:

Name DDA
 Address 250 N. 5th Street
 City / State / Zip G.J. Colorado 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name City of Grand Jct.
 Address 250 N. 5th Street
 City / State / Zip G.J. Colorado 81501
 Telephone 970-274-1541

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): Home-Demo
existing

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 B-2 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)

PAID

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 Charles M Best Date 2-29-2008

Department Approval Pat Dunlap Date 2/29/08

Additional water and/or sewer tap fee(s) are required: YES NO W/O No.

Utility Accounting U Bensusen Date 2/29/08

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)