

FEE \$	500
TCP \$	/
SIF \$	/

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

32416-10197-

Building Address 1648 Crest View Dr

No. of Existing Bldgs _____ No. Proposed _____

Parcel No. 2945-013-07-002

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

Subdivision Crestview

Sq. Ft. of Lot / Parcel _____

Filing _____ Block _____ Lot 2

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

Height of Proposed Structure _____

OWNER INFORMATION:

Name Bruce + Kristine Hill

DESCRIPTION OF WORK & INTENDED USE:

Address 1648 Crest View Dr

New Single Family Home (*check type below)

City / State / Zip Grand Junction, Co
81506

Interior Remodel

Addition

Other (please specify): _____

~~Other~~ Remodel Kitchen Area only

APPLICANT INFORMATION:

Name Sunking Management

***TYPE OF HOME PROPOSED:**

Address 607 25 Road

Site Built

Manufactured Home (UBC)

City / State / Zip Grand Junction Co
81505

Manufactured Home (HUD)

Other (please specify): _____

Telephone 970 254 9173

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 PD

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 Jody Mott

Date 7/10/08

Department Approval Pat Dunlop

Date 7/10/08

Additional water and/or sewer tap fee(s) are required:

YES

NO

W/O No. NO WITH Sewer Charge

Utility Accounting _____

Date 7/10/08

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)