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PLANNING CLEARANCE

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

BLDG PERMIT NO. _____ M

Building Address 2327 FALCON POINT CT No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2945-083-23-003 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision SOUTH RIM Sq. Ft. of Lot / Parcel _____
 Filing 3 Block 1 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name GLENN LARSON
 Address 2327 FALCON POINT CT
 City / State / Zip 65 CO 815

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): ROOF TO PATIO (EXISTING)

APPLICANT INFORMATION:

Name MONDAY CUSTOM BLDGS
 Address PO BOX 60040
 City / State / Zip 65 CO 81506
 Telephone 216-4501

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

PAID

NOTES: ACCO letter needed ATTACHED

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

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 Floodplain Certificate Required: YES _____ NO _____

Maximum Height of Structure(s) _____ Parking Requirement _____

Voting District _____ Driveway Location Approval _____ Special Conditions _____
(Engineer's Initials)

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).

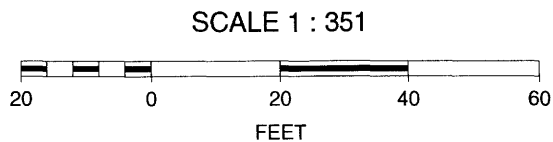
Applicant Signature *Glenn Larson* Date 9/09/08
 Planning Approval *Lydia Reynolds* Date 9/9/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
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Utility Accounting <u><i>C Bensley</i></u>	Date <u>9/9/08</u>
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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)

City of Grand Junction GIS Zoning Map ©



ACCEPTED *Lynli Reynolds* 9/9/08
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.



Tuesday, September 09, 2008 4:27 PM