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TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. _____

Building Address 603 W. Indian Creek Dr No. of Existing Bldgs 1 No. Proposed _____
 Parcel No. 2943-064-08003 Sq. Ft. of Existing Bldgs 2500 Sq. Ft. Proposed 14X19
 Subdivision Indian Village Sq. Ft. of Lot / Parcel _____
 Filing 1 Block _____ Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Mark Yerbiz
 Address 603 W. Indian Creek Dr
 City / State / Zip Gr J, CO 81506

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

APPLICANT INFORMATION:

Name MARK YERBIZ
 Address 603 W. Indian Cr Dr
 City / State / Zip Gr J 81506
 Telephone 970-241-3929

*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

ZONE R-5 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) TR

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.

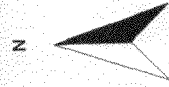
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Mark Yerbiz Date 7-11-08
 Planning Approval Pat Bensen Date 7/11/08

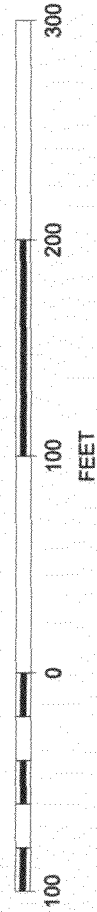
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>P. Bensen</u>		Date <u>7/11/08</u>

City of Grand Junction GIS City Map ©

552 25 RD UNIT B



SCALE 1 : 1,040



SIGN

Parcels	Address Label
Air Photos	2008 Photos
Highways	Street Labels
City Limits	Grand Junction
	Fruita
	Palisade
	Mesa County