FEE $ *10.00*	
TCP $	
SIF $	

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

BLDG PERMIT NO.

6525-4069
#43

Building Address 830 Independent Ave.

Parcel No. 2945-104-01-006

Subdivision _____

Filing _____ Block _____ Lot _____

No. of Existing Bldgs __1__ No. Proposed __1__

Sq. Ft. of Existing Bldgs 700 Sq. Ft. Proposed ~~0~~

Sq. Ft. of Lot / Parcel _____

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

Height of Proposed Structure _____

OWNER INFORMATION:

Name Avis Sparks

Address 830 Independent Ave #43

City / State / Zip Grand Jct, Co. 81505

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

APPLICANT INFORMATION:

Name Paul Davis Restoration 3031CU, LLC.

Address 743 Valley Ct. Unit C2

City / State / Zip Grand Jct, Co. 81505

Telephone (970) 255-1971

*TYPE OF HOME PROPOSED:
- [ ] Site Built   [ ] Manufactured Home (UBC)
- [ ] Manufactured Home (HUD)
- [x] Other (please specify): Rebuilding of Steps on Mobile

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 C-1   No Regulations

SETBACKS: Front_____ from property line (PL)

Side_____ from PL Rear _____ from PL

Maximum Height of Structure(s) _____

Voting District _____ Driveway Location Approval_____
(Engineer's Initials)

Maximum coverage of lot by structures _____

Permanent Foundation Required: YES_____ NO _____

Parking Requirement _____

Special Conditions Demo steps & Rebuild

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 _____ Date 3.12.08

Department Approval Wendy Dau Date 3-12-08

Additional water and/or sewer tap fee(s) are required:	YES	NO ✓	W/O No. No chg in use
Utility Accounting CMCali		Date 3/13/08	

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)*