

FEE \$	500
TCP \$	
SIF \$	

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

BLDG PERMIT NO. _____

Building Address 719 NIBLIC DR.
 Parcel No. 2701 - 364 - 08 - 003
 Subdivision PARTEE HGTS.
 Filing _____ Block 8 Lot 2 & 3

No. of Existing Bldgs 3 No. Proposed 3
 Sq. Ft. of Existing Bldgs 5204 Sq. Ft. Proposed 5204
 Sq. Ft. of Lot / Parcel 45,857
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 17,900
 Height of Proposed Structure 14'

OWNER INFORMATION:

Name TIM HATTEN
 Address 719 NIBLIC DR.
 City / State / Zip G.J., CO 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name MOR STORAGE SALES
 Address 3010 I-70 B
 City / State / Zip G.J., CO 81504
 Telephone 254-0460

***TYPE OF HOME PROPOSED:**

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

NOTES: 6' x 16' CLOSET ADDITION

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 <u>R-5</u>	Maximum coverage of lot by structures <u>60</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>5</u> from PL Rear <u>25</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

PATT
 JAN 23 2008

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).

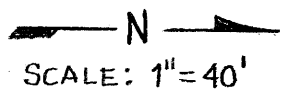
Applicant Signature _____ Date 1-22-08

Department Approval Pat Dunlap Date 1/23/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>_____</u>	Date <u>1/23/08</u>		

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)

TIM HATTEN
719 NIBLIC DR.
G.J.



ACCEPTED *Pat Omlap 4/23/68*
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.

