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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. _____

86822-3898

Building Address 2837 North Avenue #B-21 No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-182-00-081 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 5769
 Subdivision ~~Fifth Street Park~~ NA Sq. Ft. of Lot / Parcel _____
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Fifth Street Park LLP
 Address 202 North Avenue PMB190
 City / State / Zip Grand Junction CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Roberta Currier
 Address 202 North Avenue PMB190
 City / State / Zip Grand Junction CO 81501
 Telephone 970 487-9922

***TYPE OF HOME PROPOSED:**

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

NOTES: Existing SWR/WTR line.
Anchor system required

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 C-1 Maximum coverage of lot by structures M/A
 SETBACKS: Front 15 from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 0 from PL Rear 10 from PL Floodplain Certificate Required: YES _____ NO X
 Maximum Height of Structure(s) 40' Parking Requirement 2
 Voting District C Driveway Location Approval M/A 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 Roberta Currier Date 8/1/08
 Planning Approval Pat Dunlop Date 8/1/08

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No <u>NO NEW BUR / WTR Lines</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/1/08</u>		

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)