

FEE \$ <u>5.00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. <u>Existing Acct</u> <u>117995-771</u>

Building Address 24 N Spruce Street
 Parcel No. 2945-154-05-013
 Subdivision Mableef
 Filing _____ Block 6 Lot 12

No. of Existing Bldgs 2 No. Proposed 0
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name FAREN HOLTZ - CAREY
 Address _____
 City / State / Zip _____

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name MA. CONCRETE CONSTRUCTION INC
 Address 2323 RIVER ROAD
 City / State / Zip GRAND JUNCTION, CO 81505
 Telephone 243-3221

***TYPE OF HOME PROPOSED:**

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

NOTES: Demo only

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 B-2 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 Jay Ingelhart Date 9-23-08
 Planning Approval Lynne Reynolds Date 7/23/08

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>L. Bensley</u>	Date <u>9/23/08</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)

PAID
SEP 23 2008