

FEE \$ <u>500</u>
TCP \$
SIF \$

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

BLDG PERMIT NO.

Building Address 717 ulc Ave
 Parcel No. 2945-144-32-991
 Subdivision City of Grand Jct.
 Filing _____ Block 137 Lot 7,89,10

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs 1152 Sq. Ft. Proposed 0
 Sq. Ft. of Lot / Parcel N/A
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 0
 Height of Proposed Structure 0

OWNER INFORMATION:

Name City of Grand Jct.
 Address 250 N. 5th Street
 City / State / Zip Grand Jct. Colorado
81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name same
 Address _____
 City / State / Zip _____
 Telephone 970-256-4004

***TYPE OF HOME PROPOSED:**

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

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 C-1 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 Charles M Best Date 10-15-2008
 Planning Approval Wendy Spurr Date 10/16/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
--	-----	--	---------

Utility Accounting <u>J Bensusley</u>	Date <u>10/16/08</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)