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

BLDG PERMIT NO. _____

Building Address 727 Ute Ave.
 Parcel No. 2945-144-32-945
 Subdivision City of Grand Jct
 Filing _____ Block 137 Lot 11-13

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs 1200 Sq. Ft. Proposed 0
 Sq. Ft. of Lot / Parcel 9300
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

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

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Mike Best
 Address Same
 City / State / Zip _____
 Telephone 970-256-4004

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): Future Fire station

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 <u>C-1</u>	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 Mike Best Date 9-3-2008
 Planning Approval Wendy Spurr Date 9/3/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>Demo only</u>
Utility Accounting <u>d</u>		Date <u>9/8/08</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)