

FEE \$ <u>10⁰⁰</u>
TCP \$
SIF \$

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. 42

Building Address 1676-0
480 28 1/4 #23 G.J CO 81501 No. of Existing Bldgs _____ No. Proposed _____

Parcel No. 2943-182-09-002 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____

Subdivision 5th Street Park ^{aka} Game packs Sq. Ft. of Lot / Parcel _____

Filing _____ Block _____ Lot #23 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

Height of Proposed Structure _____

OWNER INFORMATION:

Name Miriam Futierrez

Address 480 28 1/4 #23 G.J CO 81501

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): porch

APPLICANT INFORMATION:

Name Miriam G

Address 480 28 1/4 #23 G.J CO 81501

City / State / Zip G.J CO 81501

Telephone 257-1440

*TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): porch

NOTES: NO SWR or WTR Charge

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 PD 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 _____ (Engineer's Initials) Special Conditions _____

Per Park Regulations

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).

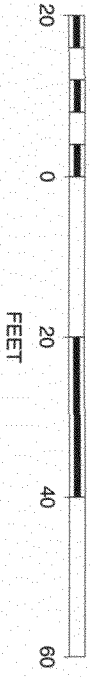
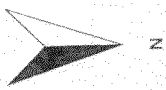
Applicant Signature [Signature] Date _____

Planning Approval Wendy Spurr Date 2/23/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>NO SWR or WTR Charge</u>
Utility Accounting <u>[Signature]</u>	Date _____		

ACCEPTED *Wendy Spurr Hazel*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. THIS IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE, IDENTIFY, EASEMENTS AND PROPERTY LINES.



SCALE 1 : 286

