

FEE \$	<u>N/A</u>
TCP \$	
SIF \$	

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

BLDG PERMIT NO. _____ *71*

Building Address 302 S 7th Street
 Parcel No. 2945-144-58-941
 Subdivision City of Grand Jct.
 Filing _____ Block 137 Lot 9 #10

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs 1200 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 _____

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): Dem. existing

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / Zip _____
 Telephone 970-256-1004

***TYPE OF HOME PROPOSED:**

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

PAID
APR 14 2009
RB

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 15 from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side 0 from PL Rear 10 from PL Floodplain Certificate Required: YES _____ NO _____
 Maximum Height of Structure(s) 40 Parking Requirement _____
 Voting District E Driveway Location Approval _____ Special Conditions INTERNAL general fund
 (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 Chad M Best Date 4-3-2009
 Planning Approval C McKee Date 4/3/09

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____

Utility Accounting Done Date 4/14/09

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)