

JK

FEE \$ <u>5.00</u>
TCP \$ <u>0</u>
SIF \$ <u>0</u>

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

BLDG PERMIT NO. _____

Building Address 2226 Dogwood CT
 Parcel No. 2945-054-20-027
 Subdivision Spring Valley
 Filing 6 Block 9 Lot 25

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs 1400+ Sq. Ft. Proposed 0
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name John & Bonnie Bull
 Address 2226 Dogwood CT
 City / State / Zip Grand Junction, Co
81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Quality Home Concepts
 Address 517 Melody Lane
 City / State / Zip Grand Junction, Co
81501
 Telephone (970) 261-9239

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): Int. Kitchen Remodel

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 R-5 **PAYED FEB 5 2009 RB** 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 interior only

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 Wade Wagon Date 2-5-09
 Planning Approval Gayleen Handers Date 2-5-09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no sewer / water</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/5/09</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)