

FEE \$	5 <sup>00</sup>
TCP \$	
SIF \$	

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 303 North Avenue  
 Parcel No. 2945-142-03-001  
 Subdivision Grand Junction  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 1-3

No. of Existing Bldgs 2 No. Proposed —  
 Sq. Ft. of Existing Bldgs 1571 + 1811 = 240 = Sq. Ft. Proposed —  
 Sq. Ft. of Lot / Parcel .129 = 5619 SF  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure no change

**OWNER INFORMATION:**

Name James J. Ahlin  
 Address 303 North Avenue  
 City / State / Zip GJ, CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name James J. Ahlin  
 Address 303 North Avenue  
 City / State / Zip GJ CO 81501  
 Telephone (970) 255-1234

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: Residence - remove old windows & install new windows - & cleanup of existing dirt areas

**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 N/A  
 SETBACKS: Front 15/25 from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side 0/0 from PL Rear 10/10 from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Maximum Height of Structure(s) 40 **PAID FEB 23 2009** 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 James J. Ahlin Date 2-23-09  
 Planning Approval \_\_\_\_\_ Date \_\_\_\_\_

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

Utility Accounting [Signature] Date 2/23/09