

FEE \$	<u>n/c</u>
TCP \$	
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# PLANNING CLEARANCE

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

(Single Family Residential and Accessory Structures)

**Public Works & Planning Department**

(935 North) #4165-1

Building Address 945 North Ave

No. of Existing Bldgs 1 No. Proposed —

Parcel No. 2945-141-04-027

Sq. Ft. of Existing Bldgs — Sq. Ft. Proposed —

Subdivision \_\_\_\_\_

Sq. Ft. of Lot / Parcel \_\_\_\_\_

Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Height of Proposed Structure —

Name Furniture Row

**DESCRIPTION OF WORK & INTENDED USE:**

Address 5671 Broadway

New Single Family Home (\*check type below)

City / State / Zip Denver CO 80216

Interior Remodel  Addition

Other (please specify): Just adding "roof" feature & log

**APPLICANT INFORMATION:**

**\*TYPE OF HOME PROPOSED:**

Name Calvin Builder + Stucco

Site Built

Manufactured Home (UBC)

Address 4208 KENNETH on row

Manufactured Home (HUD)

City / State / Zip Whitestar, CO, 81527

Other (please specify): \_\_\_\_\_

Telephone 260-1455

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 \_\_\_\_\_ 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) 40'

Parking Requirement \_\_\_\_\_

Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_  
(Engineer's Initials)

Special Conditions \_\_\_\_\_

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 9-23-09

Planning Approval [Signature] Date 9/23/09

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

Utility Accounting [Signature] Date 9-23-09

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)

ACCEPTED *L.L. Rivers*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING DIVISION  
IT IS THE APPLICANT'S RESPONSIBILITY TO  
PROPERLY LOCATE AND IDENTIFY  
EASEMENTS AND PROPERTY LINES.

West Wall  
Paint  
Gumbel →

APPROX ROOF  
FEATURE

Bed X

sample #3

Oak Express  
Barn Red  
MATCH

center  
surrey

sample  
#425  
A256K 600

SOFA MART

east surrey

DMC

sample  
#1

