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|--------|------|
| FEE \$ | 5,00 |
| TCP \$ |      |
| SIF \$ |      |

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

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

Building Address 314 PETERSON  
 Parcel No. 2945-143-38-002  
 Subdivision Grand Junction  
 Filing \_\_\_\_\_ Block 146 Lot 3

No. of Existing Bldgs 2 No. Proposed no ch  
 Sq. Ft. of Existing Bldgs 800 Sq. Ft. Proposed No chg  
 Sq. Ft. of Lot / Parcel 3136  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name DAMIEN LOY  
 Address 314 KALAN LN.  
 City / State / Zip 65, CO. 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name same  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 216-7387

**\*TYPE OF HOME PROPOSED:**

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

NOTES: REWIRE, WINDOWS, DOORS

**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 C1 Maximum coverage of lot by structures \_\_\_\_\_  
 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 Parking Requirement 2  
 Voting District 1 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 Damien Loy Date 7-23-09

Planning Approval C. McKeel Date 7/23/09

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

Utility Accounting Kathleen Casner Date 7-23-9

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)