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

BLDG PERMIT NO. _____

Building Address 9108-1 4364 RACHUET CT. No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2945-01261-011 Sq. Ft. of Existing Bldgs 2200 Sq. Ft. Proposed 64
 Subdivision GRAND JUNCTION CO. 81506 Sq. Ft. of Lot / Parcel 8102.16
Horizon Park East
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____ 27%
 Height of Proposed Structure 8'

OWNER INFORMATION:

Name OMARA VASCONEZ
 Address 3646 PIAZZA WAY
 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): Sled 8x8

APPLICANT INFORMATION:

Name OMARA VASCONEZ
 Address 3646 PIAZZA WAY
 City / State / Zip GRAND JUNCTION CO. 81506
 Telephone 970-2417883

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

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 PD Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side 5' from PL Rear 20' from PL Floodplain Certificate Required: YES _____ NO _____
 Maximum Height of Structure(s) _____ 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 Omar A. Vasconez Date 6/15/09
 Planning Approval Pat Decker Date 6/15/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No <u>NO WTR / SWR charge</u>
Utility Accounting <u>(V)</u>	Date <u>6/15/09</u>		