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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. 7267-1

Building Address 1945 N 4th Street
 Parcel No. 2945-112-09-006
 Subdivision BOOKCLIFF PARK
 Filing _____ Block 3 Lot 6

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 900 Sq. Ft. Proposed 700
 Sq. Ft. of Lot / Parcel 8506
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1600
 Height of Proposed Structure 14'

OWNER INFORMATION:

Name Luis Armas Razo
 Address P.O. Box 384
 City / State / MIDLAND, MI 48640-0384

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name SKELTON CONSTRUCTION INC
 Address P.O. Box 4249
 City / State / G.J. Co. 81502
 Telephone 245-9009

***TYPE OF HOME PROPOSED:**

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

NOTES: ADD BATH, KITCHEN & GARAGE
EXISTING
NO NEW DWELLING UNIT
CREATED

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 <u>R-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5</u> from PL Rear <u>25</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Maximum Height of Structure(s) <u>40'</u>	Parking Requirement _____
Voting District _____ Driveway Location Approval _____	Special Conditions PAID
(Engineer's Initials)	SEP 13 2010

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.

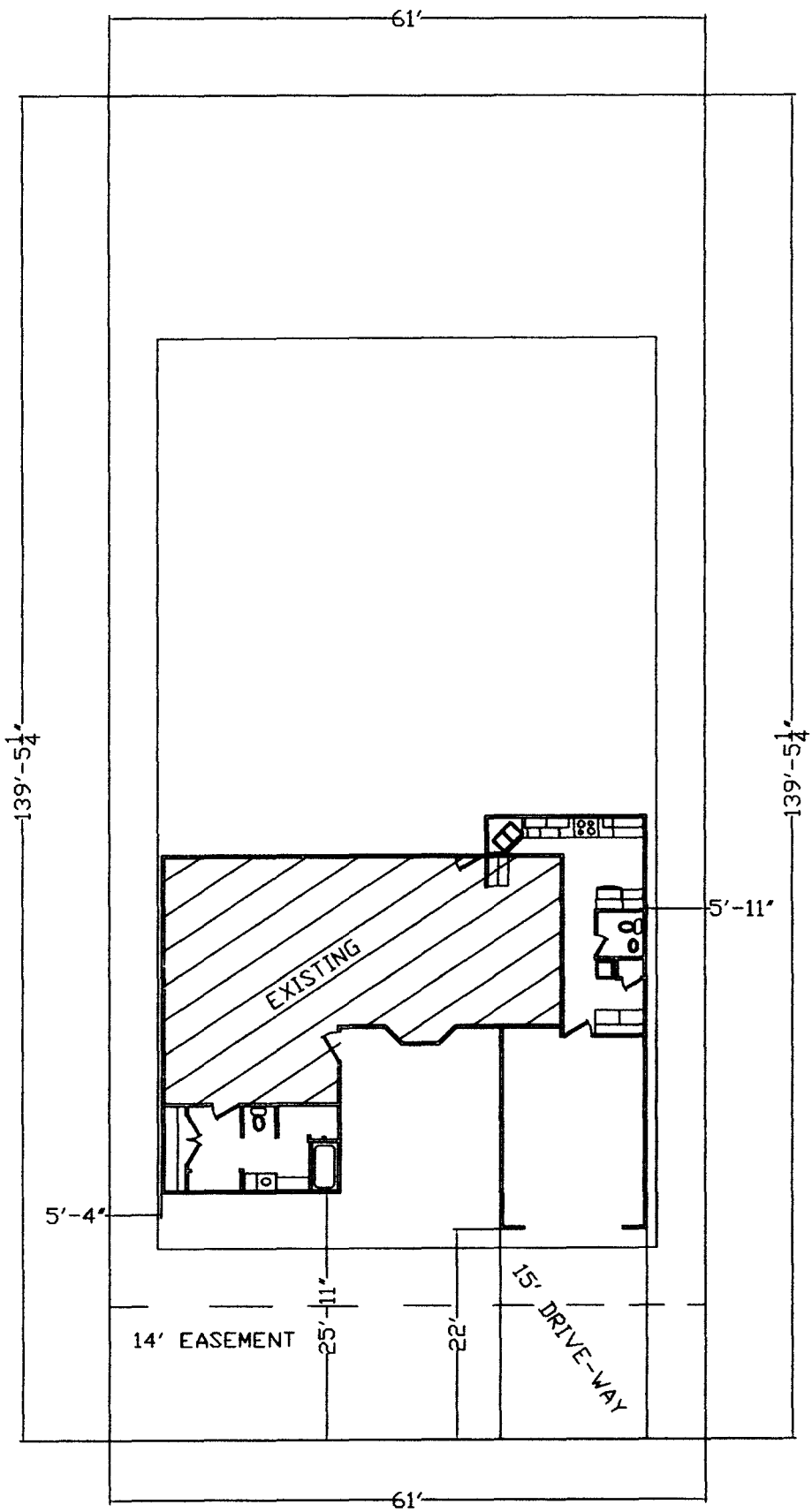
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 9/12/2010
 Planning Approval [Signature] Date 9/13/10

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

Utility Accounting [Signature] Date 9-13-10

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



1945 N 4TH ST



ACCEPTED
 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.