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

BLDG PERMIT NO. 3569-01

Building Address 1050 Belford
 Parcel No. 2945-141-05-017
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 816 Sq. Ft. Proposed 640
 Sq. Ft. of Lot / Parcel 144 6,272
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1756
 Height of Proposed Structure 10'

OWNER INFORMATION:

Name Donald & Janet Kelly
 Address 668 31 rd.
 City / State / Zip G.T. Co. 81504

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Shop

APPLICANT INFORMATION:

Name _____
 Address same
 City / State / Zip _____
 Telephone 970-216-4648

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

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 <u>C-1</u>	Maximum coverage of lot by structures _____	
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES _____ NO _____	
Side <u>5</u> from PL Rear <u>10</u> from PL	Floodplain Certificate Required: YES _____ NO _____	
Maximum Height of Structure(s) _____	Parking Requirement _____	
Voting District _____	Driveway Location Approval _____ <small>(Engineer's Initials)</small>	Special Conditions _____

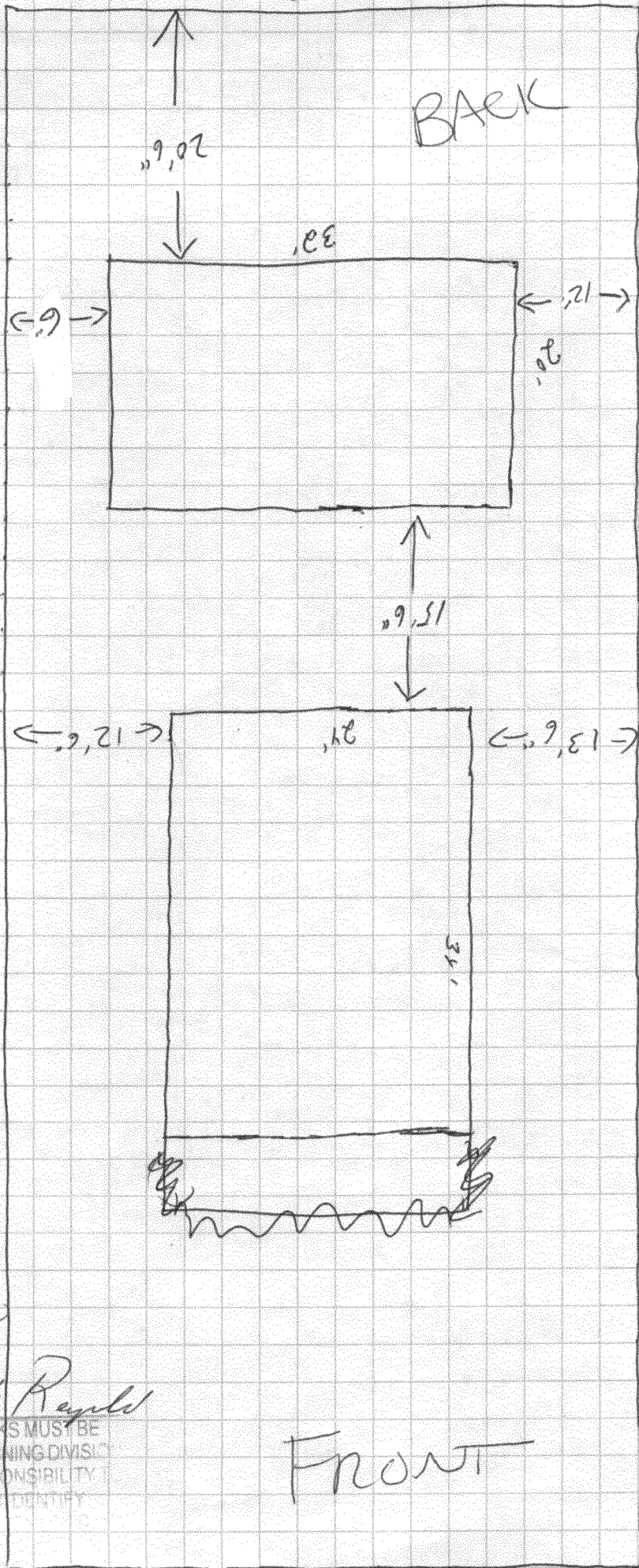
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 5-6-2010
 Planning Approval [Signature] Date 5/6/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no sewer / water</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/6/10</u>		

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)



5-26-10

Gayleen Henderson

ACCEPTED *L. Reynolds*
 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...

FRONT

front

105' 8'1' 29