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#1087-1 PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO.

Building Address 542 Westman St

No. of Existing Bldgs 1 No. Proposed _____

Parcel No. 2945-154-00-003

Sq. Ft. of Existing Bldgs 800 SF Sq. Ft. Proposed _____

Subdivision _____

Sq. Ft. of Lot / Parcel 8000 SF

Filing _____ Block _____ Lot _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 8000 SF

Height of Proposed Structure _____

OWNER INFORMATION:

Name Riverside Task Force Inc

DESCRIPTION OF WORK & INTENDED USE:

Address _____

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

City / State / Zip _____

APPLICANT INFORMATION:

***TYPE OF HOME PROPOSED:**

Name BPS Concrete Inc

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

Address 1000 N 9th St #30

City / State / Zip G.J. Co. 81501

NOTES: Demolition & Clean up of entire property

Telephone (970) 256-7963

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 R-8

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) _____

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 [Signature] (ESTIMATOR) Date 4-9-10

Planning Approval [Signature] Date 4/9/10

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

Utility Accounting [Signature] Date 4-9-10

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)