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

BLDG PERMIT NO. 51991-0

Building Address 690 1/2 MIRANDA ST.
 Parcel No. 2945-032-98-001
 Subdivision COLONIAL HEIGHTS
 Filing 11 Block 5 Lot 1

No. of Existing Bldgs 1 No. Proposed 2
 Sq. Ft. of Existing Bldgs 1550 Sq. Ft. Proposed 120
 Sq. Ft. of Lot / Parcel 6413
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2290 + 120 = 2,410
 Height of Proposed Structure _____ 34'6"

OWNER INFORMATION:

Name ZENOBIA A. COOK
 Address 690 1/2 MIRANDA
 City / State / Zip GRAND JCT CO 81525

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 10' X 12' SHED

APPLICANT INFORMATION:

Name SAMU
 Address _____
 City / State / Zip _____
 Telephone 248-8089

*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>R-5</u>	Maximum coverage of lot by structures <u>60%</u>	
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 Zenobia A. Cook Date 4/28/10
 Planning Approval [Signature] Date 4/28/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>no water/sewer</u>
Utility Accounting <u>[Signature]</u>	Date	<u>4/28/10</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)

