

FEE \$	10.00
TCP \$	0
SIF \$	0

#3898-1 PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 2837 North Ave D-36

No. of Existing Bldgs 1 No. Proposed _____

Parcel No. D-36 2943-182-00-081

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

Subdivision Fifth Street Park

Sq. Ft. of Lot / Parcel _____

Filing _____ Block _____ Lot _____

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

Height of Proposed Structure _____

OWNER INFORMATION:

Name Roman Palma

Address 2837 North Ave D-36

City / State / Zip Grand Junction, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Scenie

Address _____

City / State / Zip _____

Telephone 246-5259

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): 4'x12' shed

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 C-1

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 per park regulations

(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 Roman Palma Date 4-20-10

Planning Approval Jayden Henderson Date 4-20-10

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u>rolled over</u>	Date <u>4-20-10</u>		<u>Shed</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)