

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

#1300-1 PLANNING CLEARANCE

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

BLDG PERMIT NO. _____

Building Address 155 SANTA CLARA AVE
 Parcel No. 3945-234-07-023
 Subdivision LAMPHIRE PARK
 Filing AMENDED Block _____ Lot 5

No. of Existing Bldgs _____ No. Proposed _____
 Sq. Ft. of Existing Bldgs 720 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name THOMAS L. EMBEY
 Address 155 SANTA CLARA AVE
 City / State / Zip GRAND JUNCTION, CO 81505

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): 2 - 8x12 Sheds

APPLICANT INFORMATION:

Name same
 Address _____
 City / State / Zip _____
 Telephone 970-241-0529

***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>PD</u>	Maximum coverage of lot by structures <u>✓</u>
SETBACKS: Front <u>15'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>✓</u>
Side <u>0'</u> from PL Rear <u>0'</u> from PL	Floodplain Certificate Required: YES _____ NO <u>✓</u>
Maximum Height of Structure(s) _____	Parking Requirement <u>2</u>
Voting District _____	Driveway Location Approval _____ <small>(Engineer's Initials)</small>
Special Conditions _____	

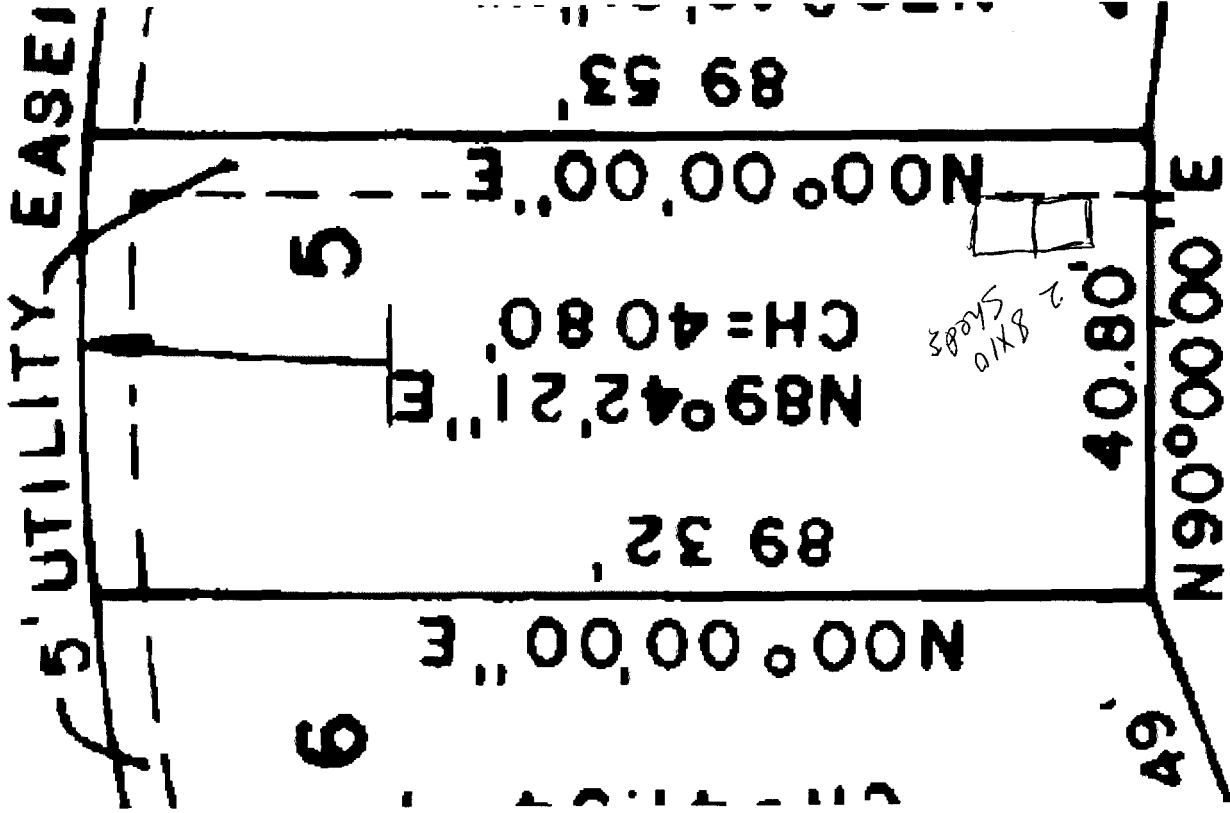
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 Thomas Embey Date 4-27-2010
 Planning Approval Hayleen Henderson Date 4-27-2010

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u>Colin Adams</u>	Date <u>4-27-10</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)



Tract "C"