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PLANNING CLEARANCE

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

BLDG PERMIT NO. _____

6005-0

Building Address 1225 TEXAS
 Parcel No. 2945-123-13-003
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs	_____	No. Proposed	_____
Sq. Ft. of Existing Bldgs	_____	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 KELLY HAKES
 Address 1225 TEXAS AVE
 City / State / GRAND JUNCTION, CO

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): INTERIOR ONLY plumbing/electric

APPLICANT INFORMATION:

Name JACOB WIERENGA
 Address 1225 TEXAS AVE
 City / State / GRAND JUNCTION, CO
 Telephone (970) 250-3043

*TYPE OF HOME PROPOSED:

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

NOTES: Ready Restroom

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-8</u>	Maximum coverage of lot by structures	_____
SETBACKS: Front	_____ from property line (PL)	Permanent Foundation Required:	YES _____ NO _____
Side	_____ from PL	Floodplain Certificate Required:	YES _____ NO _____
Rear	_____ from PL	Parking Requirement	_____
Maximum Height of Structure(s)	_____	Special Conditions	_____
Voting District	_____		
Driveway Location Approval	_____		
	(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] Date 10-8-10

Planning Approval [Signature] Date 10-8-10

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>No sewer / utility charge</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>10/8/10</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Cash