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|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | 0 |
| SIF \$ | 0 |

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 90951



Building Address 18855-12079
1849 LINDEN AVE
 Parcel No. 294526119007
 Subdivision OM Heights
 Filing _____ Block 16 Lot 22-24

No. of Existing Bldgs 1 Proposed 0
 Sq. Ft. of Existing Bldgs 1254 Proposed 266
 Sq. Ft. of Lot / Parcel 12,600
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1520

OWNER INFORMATION:

Name DONALD STUMBAUGH
 Address 1849 LINDEN AVE
 City / State / Zip GRAND JUNCTION, CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name DURA SYSTEMS INC
 Address 902 HWY 50
 City / State / Zip GRAND JUNCTION, CO
 Telephone 245-6898

***TYPE OF HOME PROPOSED:**

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

NOTES: Patio Cover 14x19

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE BMF-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side 5' from PL Rear 10' from PL Parking Requirement _____
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 (Section 305, Uniform Building Code).

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 William Tiefenbach Date 8/15/03
 Department Approval C. J. Taylor Date 8/19/03

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|--|---------------------|-------------|--------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <u>X</u> | W/O M <u>Patio cover</u> |
| Utility Accounting <u>D. Hoover</u> | Date <u>8/19/03</u> | | |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

In the Space Below Please Neatly Draw a Site Plan Showing the Following:

NO ATTACHMENTS WILL BE ACCEPTED.

1. An outline of the **property lines** with dimensions..... []
2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure..... []
3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks)..... []
4. All **easements** and **rights-of-way** on the property..... []
5. All **existing structures** on the property..... []
6. All **streets** adjacent to the property and **street names**..... []
7. All existing and proposed **driveways**..... []
8. Location of existing and/or **proposed parking** and **number of spaces**..... []

Any of the above information the applicant fails to show on the drawing will result in a delay of obtaining the building permit.

