

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

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

BLDG PERMIT NO. \_\_\_\_\_

79608-3327

Building Address 435 BELFORD AVE

No. of Existing Bldgs 1 No. Proposed 1

Parcel No. 2945-142-09-004

Sq. Ft. of Existing Bldgs 1326 Sq. Ft. Proposed 198

Subdivision City (no subdivision)

Sq. Ft. of Lot / Parcel 8437

Filing \_\_\_\_\_ Block 15 Lot 7-8 plus W2 of Lot 9

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1524

**OWNER INFORMATION:**

Name William Miller + Sharon Ridgeway

**DESCRIPTION OF WORK & INTENDED USE:**

Address 435 BELFORD AVE

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): Shed 18' x 11'

City / State / Zip Grand Junction CO 81501

**APPLICANT INFORMATION:**

Name William Miller

**\*TYPE OF HOME PROPOSED:**

Address 435 BELFORD AVE.

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

City / State / Zip Grand Junction CO 81501

Telephone 255-1340

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE RMF-8 Maximum coverage of lot by structures 70%

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_

Side 3' from PL Rear 5' from PL Parking Requirement 2

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 \_\_\_\_\_ Date 8-10-04

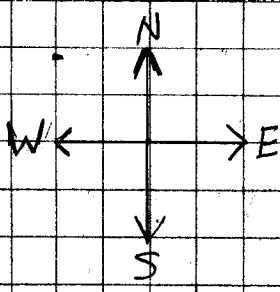
Department Approval C. Faye Hall Date 8/10/04

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. Shed

Utility Accounting (Signature) Date 8-10-04

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)

□ = 4 feet



435 BELFORD Ave.

← 59' →

↑ 13'  
↓ 5'

SEDEWALK

SIDEWALK

← 26' →

Existing House

↑ 5'  
↓

Property Line  
↑ 143'  
↓

property line  
(neighbor's fence)

ACCEPTED 8/16/07  
Chavez Hall  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SIDEWALK

Gravel parking area

18'  
Proposed SHED  
5'  
11'

neighbor's fence

neighbor's fence

center of Alley

7'  
center of Alley

Lot sq. ft = 8437  
Existing structure = 1,326 sq. ft.  
proposed structure = 198 sq. ft.