

FEE \$	10.00.
TCP \$	n/a
SIF \$	n/a

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

BLDG PERMIT NO. _____

Building Address 1225 Ouray Ave
 Parcel No. 2945-132-22-004
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed —
 Sq. Ft. of Existing Bldgs 1650 Sq. Ft. Proposed 123
 Sq. Ft. of Lot / Parcel 6250 sq'
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2,440 sq'

OWNER INFORMATION:

Name Marilyn Bernstein
 Address 1225 Ouray Ave
 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 Ryan Cowan
 Address 1041 Ouray Ave
 City / State / Zip Grand Jct, CO 81501
 Telephone 970-209-9971

***TYPE OF HOME PROPOSED:**

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

NOTES: Covered Porch over existing foundation / Deck

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 <u>RMF 5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20'/25'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5 1/3'</u> from PL Rear <u>25 1/5'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

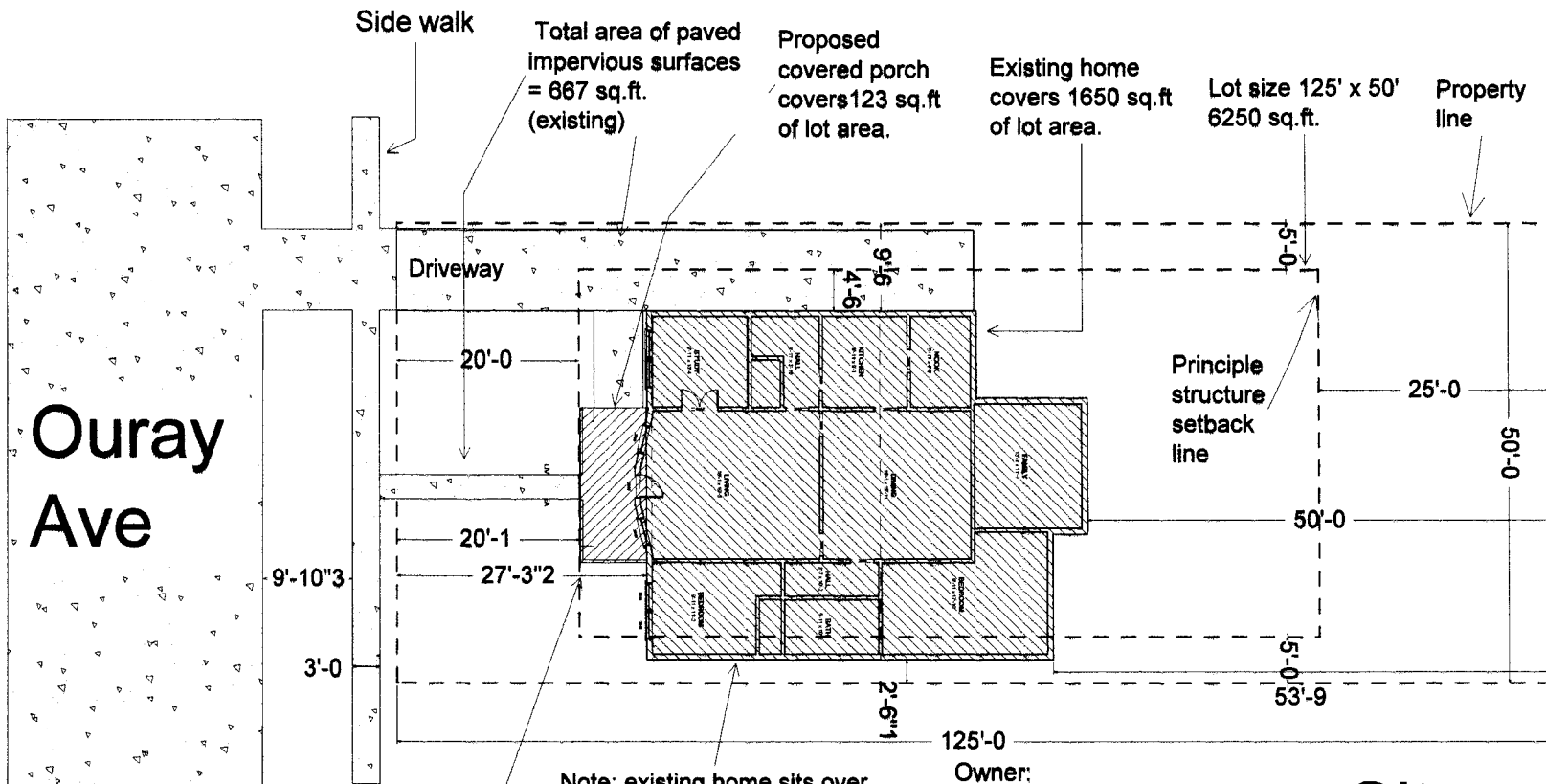
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 R. G. Cowan Date 12-9-04
 Department Approval B Paulsen Date 12/10/04

Additional water (and/or sewer) tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date	<u>12/10/04</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)



Proposed front porch. Currently a deck exists in this area, the foundation structure for the deck is adequate for a roof structure. No enlargement of the existing footprint required.

Note: existing home sits over property setback on the west side.

Owner:
 Marilyn Bernstien
 1225 Ouray Ave
 Gand Junction, Co 81501
 Parcel #: 2945-132-22-004

Site Plan

1" = 20'