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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

45625-6156 —

Building Address 1825 North 8th Street
 Parcel No. 2945-114-09-014
 Subdivision Mesa
 Filing _____ Block 1 Lot 18

No. of Existing Bldgs 2 No. Proposed 1
 Sq. Ft. of Existing Bldgs 994 Sq. Ft. Proposed 572
 Sq. Ft. of Lot / Parcel 7152.75
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name Marsha Bradford
 Address 1825 North 8th St.
 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): Car Garage

APPLICANT INFORMATION:

Name Marsha Bradford
 Address 1825 No. 8th St.
 City / State / Zip Grand Junction, Co 81501

***TYPE OF HOME PROPOSED:**

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

Telephone 970-210-7686

NOTES: existing 13'3" x 20' original

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-E</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>3'</u> from PL Rear <u>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 Marsha Bradford Date _____

Department Approval Maize Hall Date 5/19/05

Additional water and/or sewer tap fee(s) are required:	YES	<u>NO</u>	W/O No. <u>Garage</u>
Utility Accounting <u>X</u>	Date <u>5/19/05</u>		

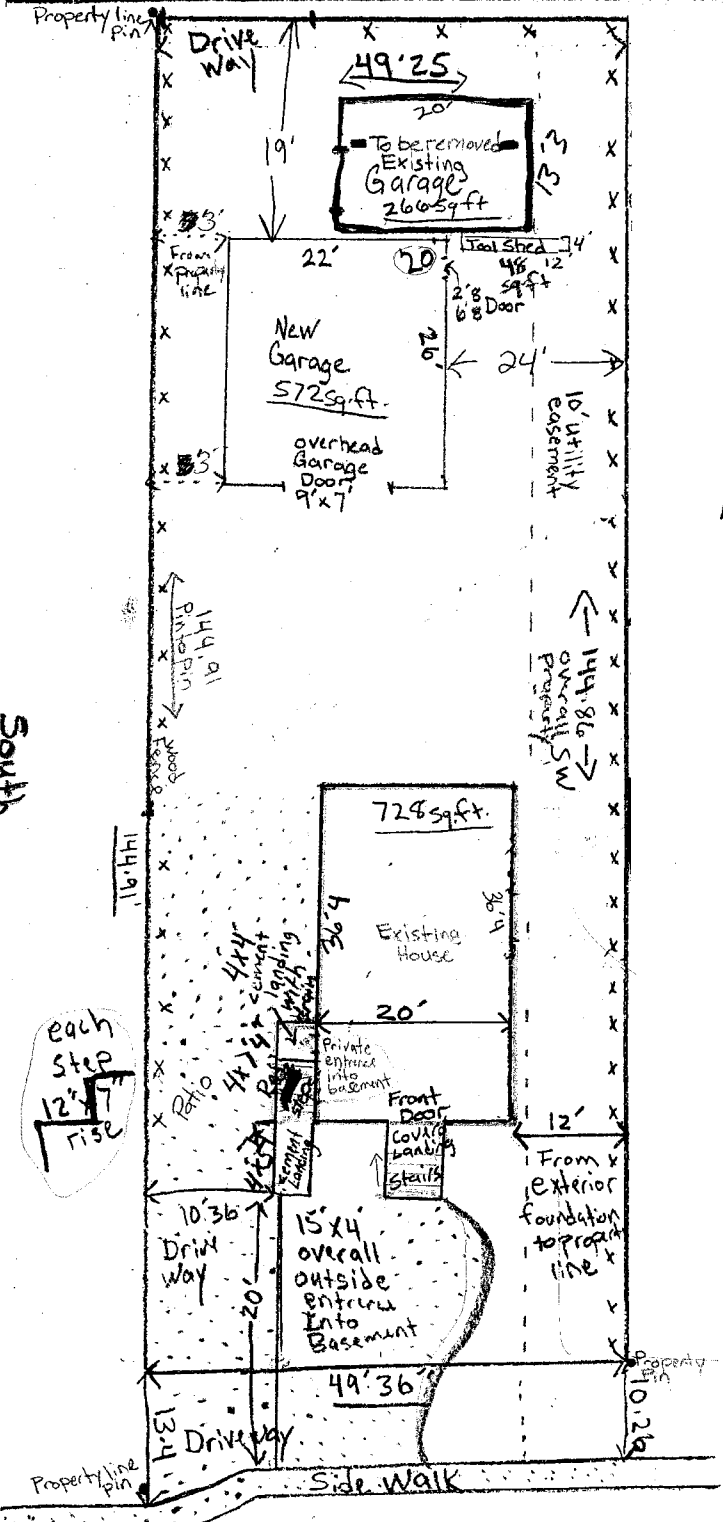
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Ally

West

OCEANVIEW AVE.

NORTH



5/19/05
 ACCEPTED Jay Hall
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

1825 North 8th Street
 GJ. Co. 81501

Owner: Marsha Bradford
 Cell # 210 7686

Please refer to detailed plans to be used, from 84 lumber, included with this paperwork.

Note: the only change would be a single 9' x 7' overhead garage door instead of two.

East