

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

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

BLDG PERMIT NO. _____

Building Address 1806 GRAND AVE. No. of Existing Bldgs 2 No. Proposed 1
Parcel No. 2945-132-16-012 Sq. Ft. of Existing Bldgs 1400 Sq. Ft. Proposed 250
Subdivision SLOCOMB ADDITION Sq. Ft. of Lot / Parcel 8,450 ft² (65' x 130')
Filing _____ Block 4 Lot 14+15
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1400 / 1650
Height of Proposed Structure 16'

OWNER INFORMATION:

Name JEFF DONNELLY
Address 1806 GRAND AVE.
City / State / Zip GRAND JCT CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name JEFF DONNELLY
Address 1806 GRAND AVE.
City / State / Zip GRAND JCT. CO 81501
Telephone H. 257-9780 cell 208-7022

***TYPE OF HOME PROPOSED:**

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

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 KMF-8 Maximum coverage of lot by structures _____
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
Side 5' from PL Rear 10' from PL Parking Requirement _____
Maximum Height of Structure(s) _____ Special Conditions addition is meeting setbacks, existing home is non-conforming.
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).

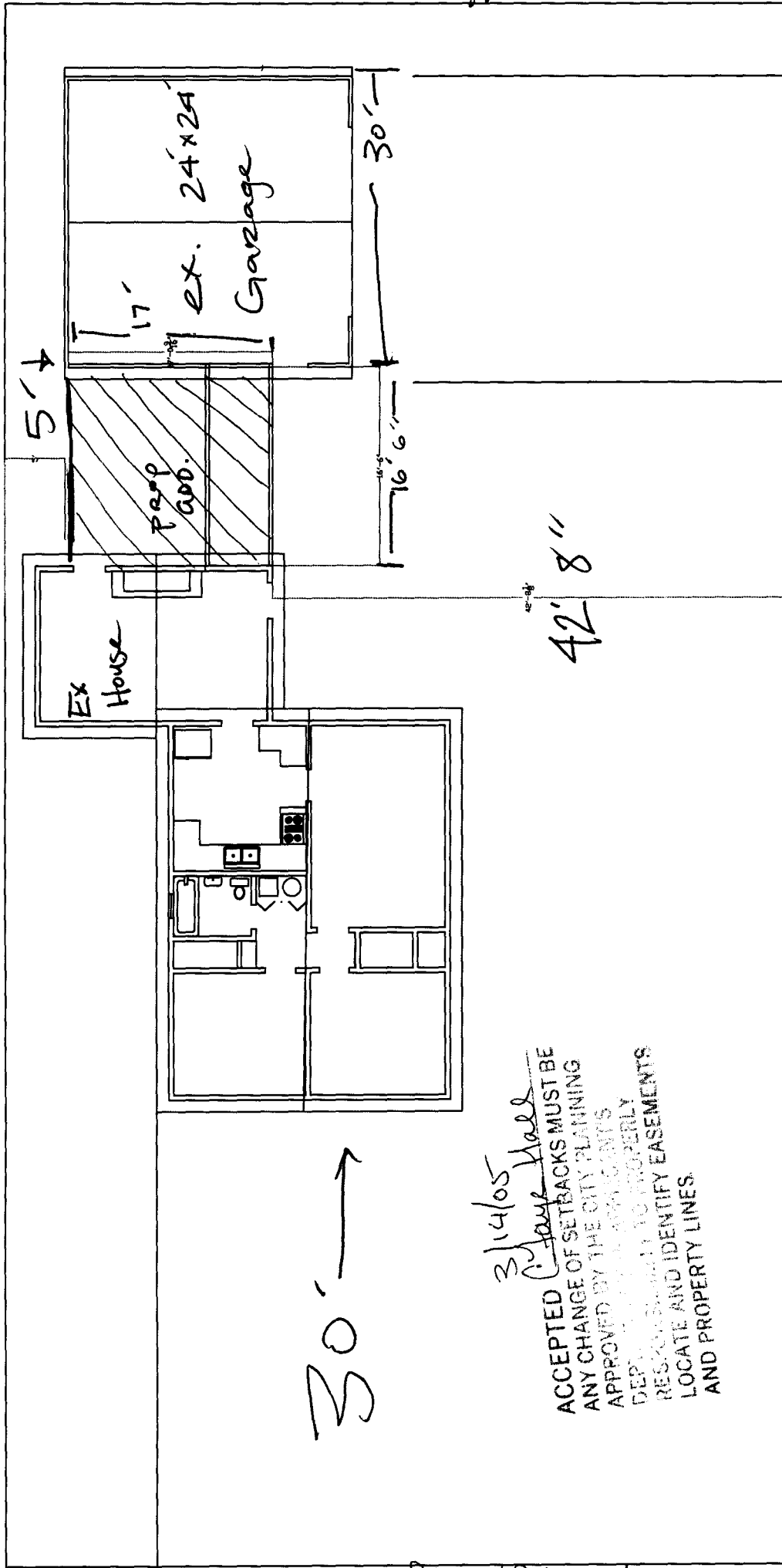
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Jeff Donnelly Date 3/10/2005
Department Approval Jayne Hall Date 3/14/05

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

Utility Accounting W. Overholt Date 3/14/05

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)



3/14/05
 City of York Hall
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. PLANNING DEPT.
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Brand Ave
 ↑ N

N 18th St