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| FEE \$: <u>10.00</u> |
| TCP \$: <u> </u> |
| SIF \$: <u> </u> |

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

BLDG PERMIT NO. _____

Building Address 128 Hillcrest Ave No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2945-112-16-019 Sq. Ft. of Existing Bldgs 1680 Sq. Ft. Proposed 2120
 Subdivision City/Hillcrest Manor Sq. Ft. of Lot / Parcel 14,549
 Filing _____ Block _____ Lot 28 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) Staying Same 2300
 Height of Proposed Structure Staying Same

OWNER INFORMATION:

Name Dale G. Cole
 Address 235 N 7th 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): _____

APPLICANT INFORMATION:

Name Cole & Co Builders, LLC
 Address 235 N 7th St.
 City / State / Zip Grand Junction, CO 81501
 Telephone 248-5460

***TYPE OF HOME PROPOSED:**
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: Enlarging Master Bedroom & Kitchen

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 RSF-4 Maximum coverage of lot by structures 50'
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 7' from PL Rear 25' from PL Parking Requirement Total 2
 Maximum Height of Structure(s) 35' Special Conditions N/A
 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).

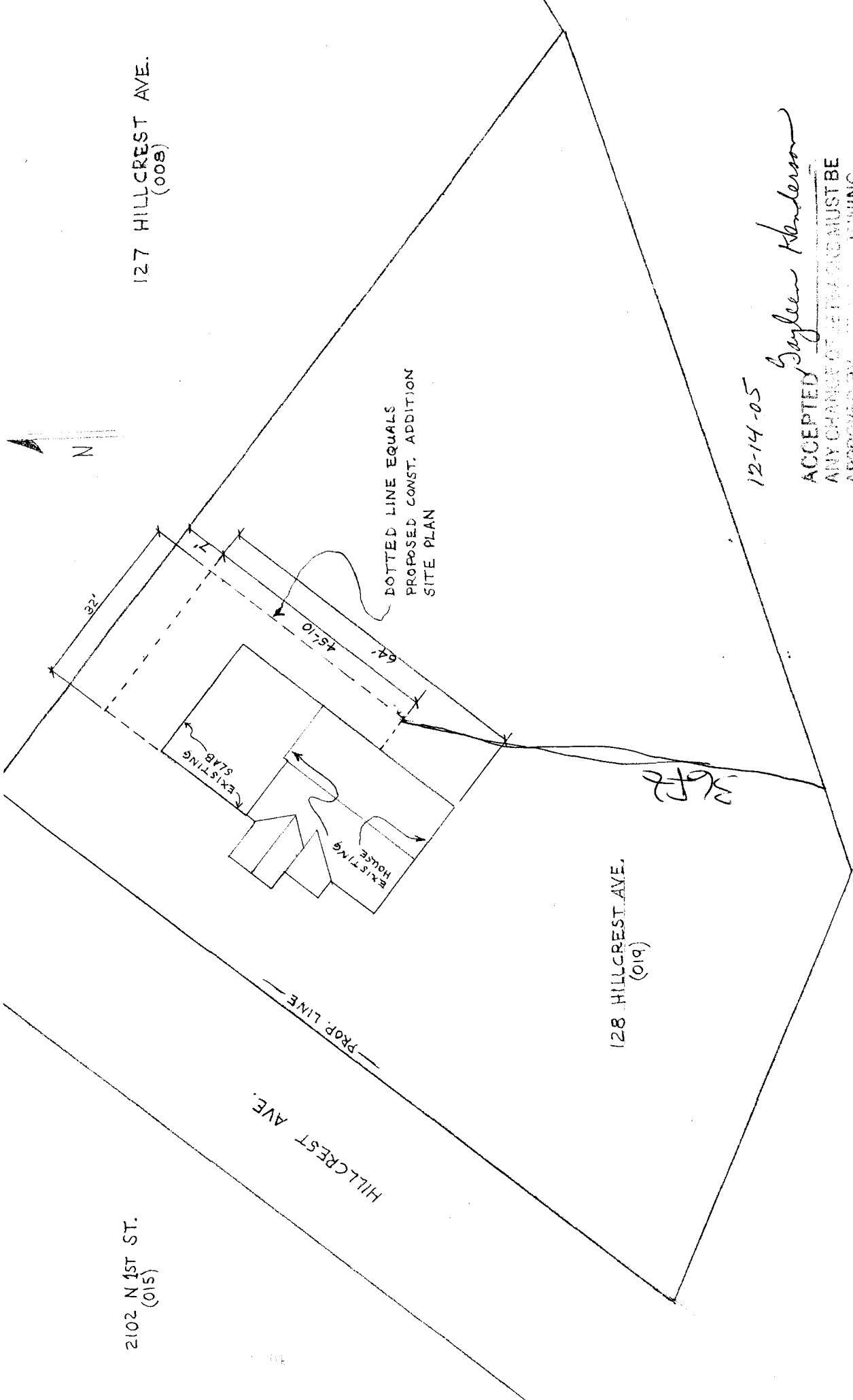
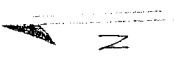
Applicant Signature Samantha R. Putterford Date 12/14/05
 Department Approval Gayle Henderson Date 12-14-05

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|--|----------------------|--|---------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. |
| Utility Accounting <u>Fi Bensley</u> | Date <u>12/14/05</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)

127 HILLCREST AVE.
(008)

2102 N 1ST ST.
(015)



128 HILLCREST AVE.
(019)

36F2

12-14-05

Gayleen Henderson

ACCEPTED
ANY CHANGE OF DETACHMENT MUST BE
APPROVED BY THE CITY ENGINEERING
DEPARTMENT. THE CITY ENGINEER'S
RESPONSIBILITY IS TO CORRECTLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

2102 N 1ST ST.
(015)

HILLCREST AVE.

127. HILLCREST AVE.
(008)



PROP. LINE

EXISTING HOUSE

EXISTING SLAB

DOTTED LINE EQUALS
PROPOSED CONST. ADDITION
SITE PLAN

128 HILLCREST AVE.
(019)

1-25-06 *Gaylen Henderson*

ACCEPTED
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.

Scale = 1/8" = 3'

