

Acct # 8128-5043

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

### PLANNING CLEARANCE

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

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

Building Address 1635 ELM AVE  
 Parcel No. 2945 123 24 002  
 Subdivision PAGE PLACE HEIGHTS  
 Filing \_\_\_\_\_ Block 1 Lot 2

No. of Existing Bldgs 1 No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing Bldgs 1508 Sq. Ft. Proposed 654  
 Sq. Ft. of Lot / Parcel 10846.44  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2162.4  
 Height of Proposed Structure \_\_\_\_\_

#### OWNER INFORMATION:

Name KATHLEEN HEDLUND  
 Address 1635 ELM AVE  
 City / State / Zip CO 81501

#### DESCRIPTION OF WORK & INTENDED USE:

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

#### APPLICANT INFORMATION:

Name QUALITY BUILDERS OF CO. INC  
 Address 479 MEADOWLARK WAY  
 City / State / Zip CLIFTON CO. 81520  
 Telephone 970 985 0520

#### \*TYPE OF HOME PROPOSED:

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

NOTES: No change sewer/ water/

**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 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 Side 5' from PL Rear 10' 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 [Signature] Date 11-13-06  
 Department Approval [Signature] Date 11-13-06

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>11/13/06</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)

# City of Grand Junction GIS Zoning Map ©



ACCEPTED *Dayleen Anderson* 11-13-06

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.