

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO.

75750-5780

Building Address 2814 Hall Avenue
 Parcel No. 2943-073-11-008
 Subdivision Virginia Village
 Filing _____ Block 8 Lot 1

No. of Existing Bldgs 3 No. Proposed 0
 Sq. Ft. of Existing Bldgs 15036 Sq. Ft. Proposed 200
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Jeff York, Cindy & Dale York
 Address 2814 Hall 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): Exterior Deck

APPLICANT INFORMATION:

Name Rudy Skrbina
 Address 10584 Clermont Wy
 City / State / Zip Thornton, Co 80233
 Telephone 303-255-4649

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

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-8</u>		Maximum coverage of lot by structures <u>70%</u>	
SETBACKS: Front <u>20'</u> from property line (PL)		Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
Side <u>5'</u> from PL Rear <u>10'</u> from PL		Parking Requirement <u>2</u>	
Maximum Height of Structure(s) <u>35'</u>		Special Conditions _____	
Voting District _____	Driveway Location Approval _____ <small>(Engineer's Initials)</small>		

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 Rudy Skrbina Date 8/25/00
 Department Approval [Signature] Date 8/25/00

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>8/25/00</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)

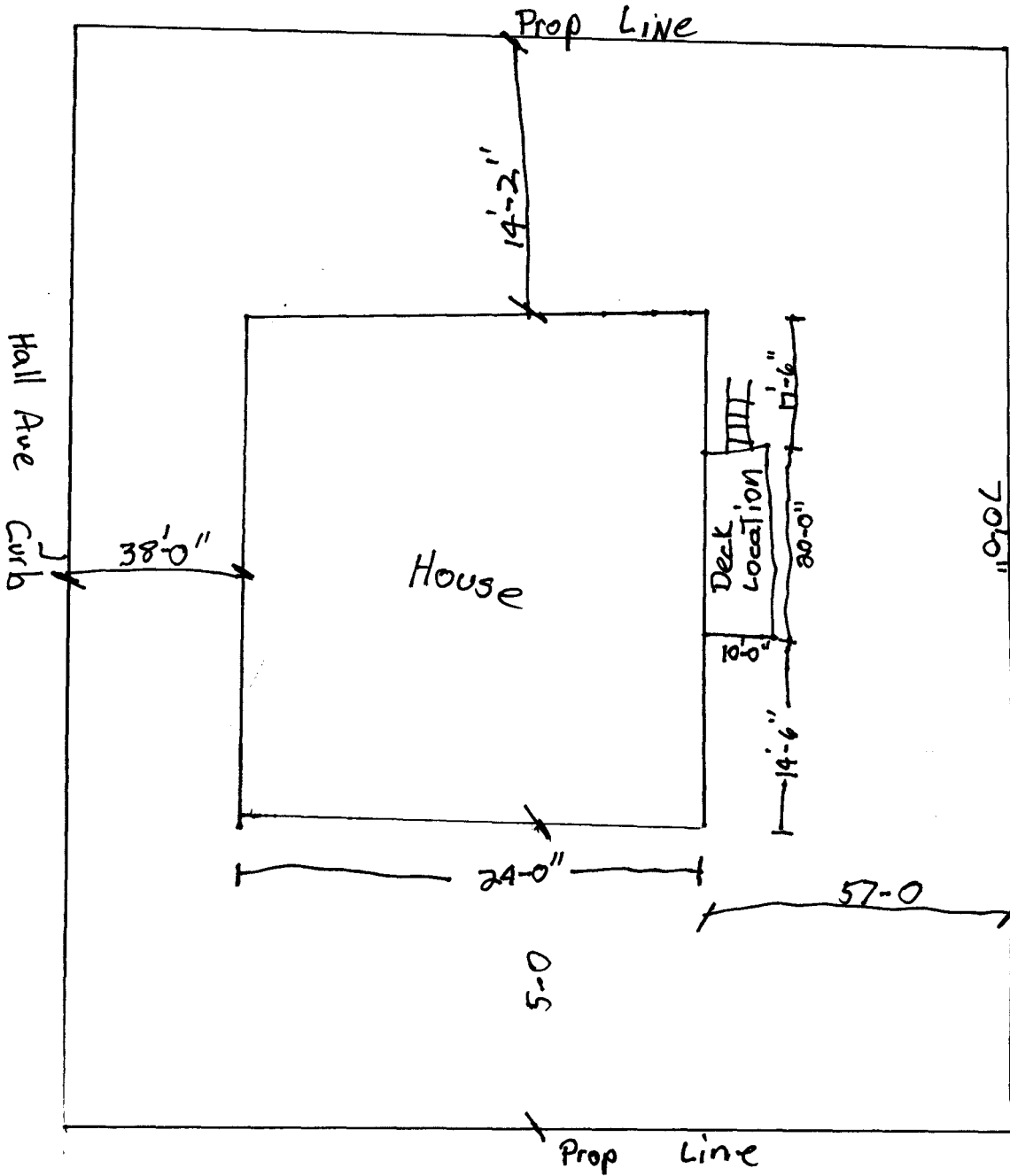
THE WEITZ COMPANY, INC.
 4725 South Monaco Street, Suite 100
 Denver, CO 80237
 303-860-6600
 Fax: 303-860-6698



PROJECT _____ DATE: _____

RE Plot Plan

PHONE RECORD MEETING RECORD QUOTE MEMO NOTES _____



ACCEPTED *W. Steve Moore* 8/25/16
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. APPLICANTS RESPONSIBLE TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.