

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

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

BLDG PERMIT NO. _____

Building Address 201 Hill Ave
 Parcel No. 2945-142-23-001
 Subdivision _____
 Filing _____ Block 35 Lot 1+2

No. of Existing Bldgs 2 No. of Proposed 1
 Sq. Ft. of Existing Bldgs 1240 Sq. Ft. Proposed 576
 Sq. Ft. of Lot / Parcel ~~5000~~ 6,272
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1816
 Height of Proposed Structure 17'

OWNER INFORMATION:

Name Mike Vasquez
 Address 201 Hill 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): 24' X 24'

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / Zip _____
 Telephone _____

***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 <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 _____ (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 Mike Vasquez Date 3/21/06
 Department Approval Dayleen Henderson Date 3-21-06

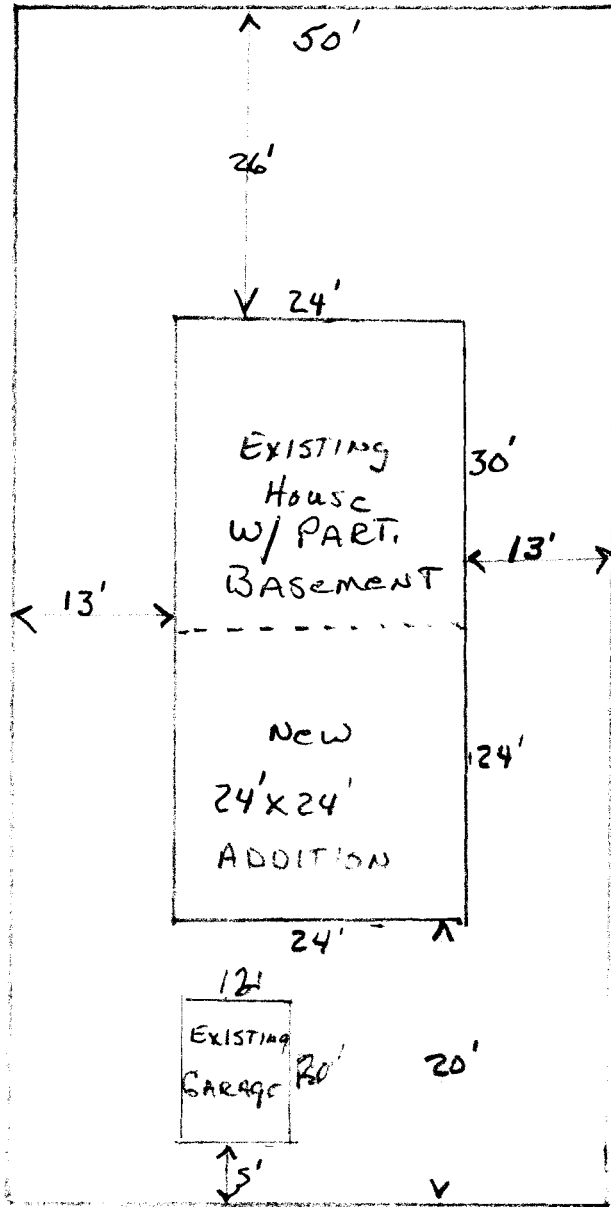
Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Done</u>	Date <u>3/21/06</u>	

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)

4
N

HILL AVE

2ND ST.



5000 sqFT LOT
 1000 sqFT House
 (EXISTING)
 576 sqFT NEW
 ADDITION
 240
~~160~~ sqFT GARAGE

3-21-06
 ACCEPTED Dayleen Henderson
 ANYTHING ON THIS PLAN IS TO BE
 APPROVED BY THE RECORDING
 DEPT. OF THE COUNTY OF
 RESISTANCE TO THE
 LOCATED WITHIN OF ALL RIGHTS
 AND PROPERTY LINES.

PLOT PLAN
 1/16" = 1'
 201 HILL