

FEE \$	10.00
TCP \$	—
SIF \$	—

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

54423-3399

Building Address 301 Hill Ave

No. of Existing Bldgs 2 No. Proposed 0

Parcel No. 2945-142-22-001

Sq. Ft. of Existing Bldgs 110 Sq. Ft. Proposed 268

Subdivision _____

Sq. Ft. of Lot / Parcel .12

Filing _____ Block _____ Lot _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Kevin M. Connell

Height of Proposed Structure 9 FT

Address 301 Hill Ave

DESCRIPTION OF WORK & INTENDED USE:

City / State / Zip GT. G 81501

- New Single Family Home (*check type below)
- Interior Remodel
- Other (please specify): Addition Enclosed PATIO FOR Living Space

APPLICANT INFORMATION:

Name Kevin M. Connell

*TYPE OF HOME PROPOSED:

Address 301 Hill Ave

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

City / State / Zip GT G 81501

NOTES: _____

Telephone 970-234-2220

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 _____

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 _____ Date 1-3-06

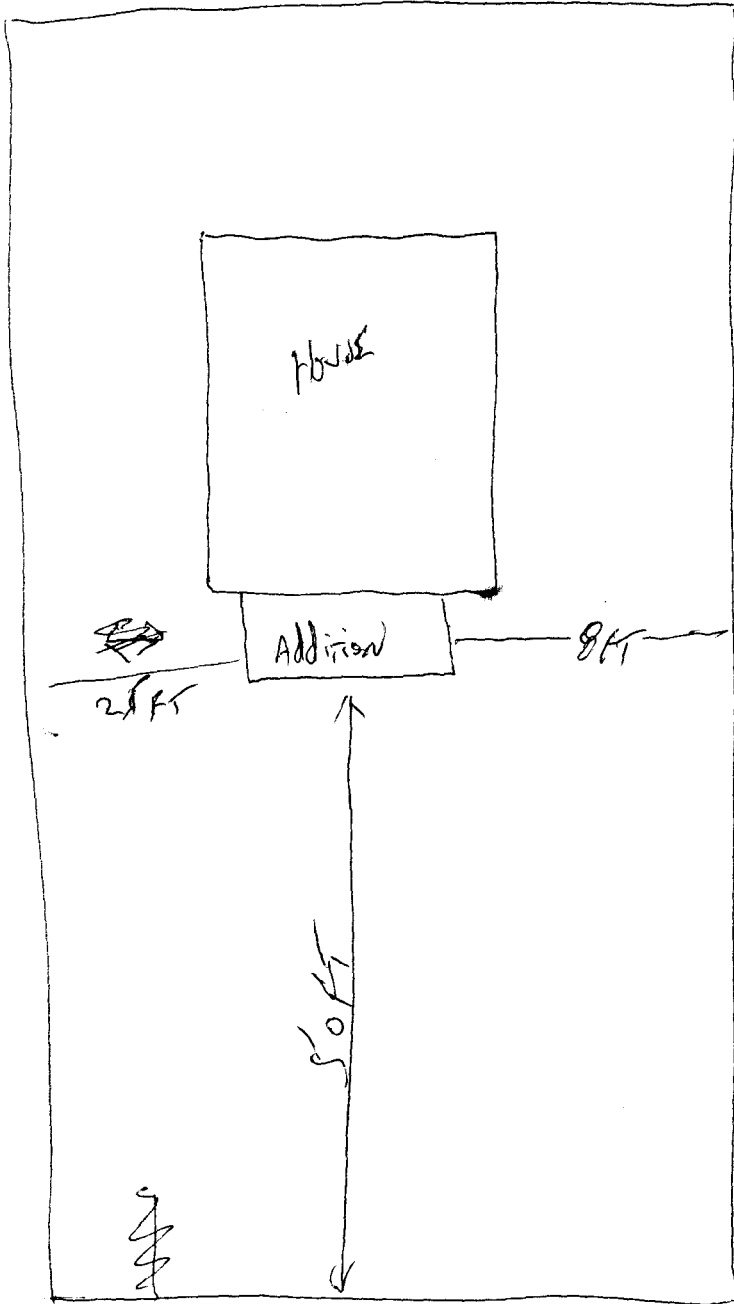
Department Approval Kathy Bledsoe Date 1-3-06

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

Utility Accounting CM Date 1/3/06

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)

Hill Ave



15
PUG
Wagon

ACCEPTED & Valid
ANY CHANGE OR SECTION MUST BE
APPROVED BY THE PLANNING
DEPARTMENT OF THE CITY
OF DENVER, COLORADO
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

1-3-06