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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

5474-3429 -

Building Address 725 Hill Ave No. of Existing Bldgs 2 No. Proposed _____

Parcel No. 2945-141-23-003 Sq. Ft. of Existing Bldgs 1540 Sq. Ft. Proposed _____

Subdivision _____ Sq. Ft. of Lot / Parcel 6250 sq

Filing _____ Block #0 Lot 12 + 13 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) SAME

Height of Proposed Structure _____

OWNER INFORMATION:

Name Richard W McCracken

Address 725 Hill Avenue

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): Raise + replace roof

APPLICANT INFORMATION:

Name Richard W McCracken

Address 725 Hill Ave

City / State / Zip Grand Junction, CO 81501

Telephone 970-242-0537

***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 RMF-8 Maximum coverage of lot by structures _____

SETBACKS: Front 20/85 from property line (PL) Permanent Foundation Required: YES _____ NO X

Side 5/3 from PL Rear 10/5 from PL Parking Requirement 2

Maximum Height of Structure(s) _____ 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 Richard W McCracken Date 8-30-2006

Department Approval Wishu Magan Date 8/30/06

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. <u>NO W/F/SWR @ charge</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/30/06</u>		

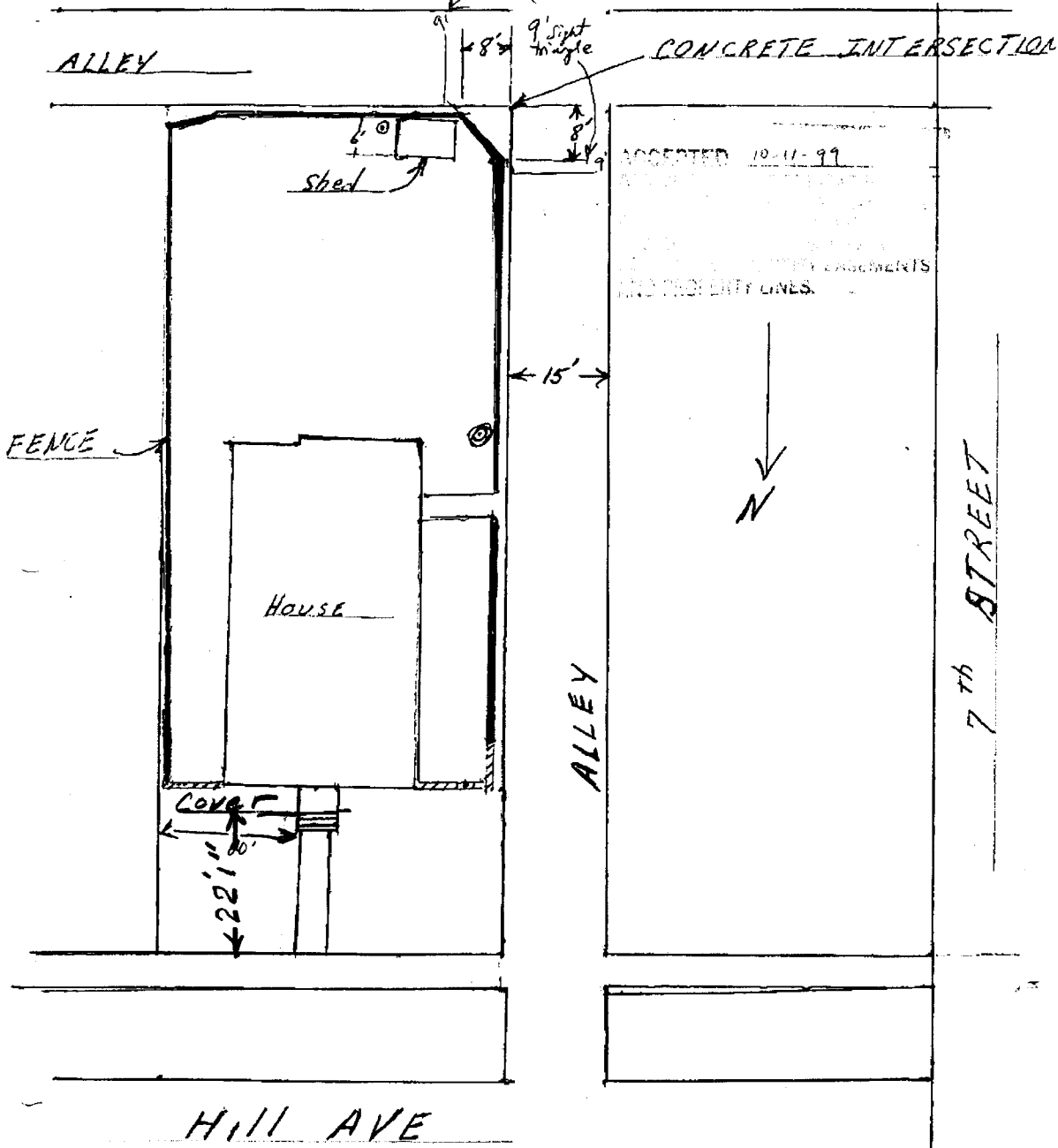
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

725 HILL AVENUE

PROPOSED NEW FENCE

A retaining stem wall 18" high with a 6' wooden fence on the top around the sides and the back of the property



ACCEPTED *Alisa Prager* 8/30/02
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.