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# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO.
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5515-3455

Building Address 1130 Hill Ave. No. of Existing Bldgs \_\_\_\_\_ No. Proposed \_\_\_\_\_

Parcel No. 2945-141-18-002 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_

Subdivision \_\_\_\_\_ Sq. Ft. of Lot / Parcel \_\_\_\_\_

Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Lutheran Church and School Mission

Address 840 N. 11th Street

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): Demo only for lean-to on garage & Awning on back of house

**APPLICANT INFORMATION:**

Name Neal A. Kaspar

Address 503 River View Dr.

City / State / Zip Grand Junction, CO 81503

Telephone (970) 201-3835

\*TYPE OF HOME PROPOSED:

Site Built  Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): Demo Only

NOTES: Demo Only for Lean-to on garage and Awning on Back of house

**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 R1MF-8 Maximum coverage of lot by structures \_\_\_\_\_

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) \_\_\_\_\_ Special Conditions Demo Only for lean-to on garage & Awning on house

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 Neal A. Kaspar Date 10-26-06

Department Approval [Signature] Date 10/26/06

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.	<u>NO WTR / NO SWR</u>
Utility Accounting			Date	<u>10/26/06</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 *[Signature]* 10/20/06  
ANY CHANGES TO ATTACHMENTS MUST BE  
APPROVED BY THE PLANNING  
DEPARTMENT. ALL RIGHTS  
RESERVED. THE CITY OF GRAND JUNCTION  
LOCATES AND VERIFY EASEMENTS  
AND PROPERTY LINES.

