

# 80370-7457

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TCP \$	/
SIF \$	/

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO.

Building Address 520 Pinyon Ave  
 Parcel No. 2945-112-07-14  
 Subdivision Bookcliff Park  
 Filing org. Block 6 Lot 14

No. of Existing Bldgs 2 No. Proposed 2  
 Sq. Ft. of Existing Bldgs <sup>house</sup> 1856 Sq. Ft. Proposed 2257 + 400 sq. ft.  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

#### OWNER INFORMATION:

Name Jim Marshall  
 Address 520 Pinyon Ave  
 City / State / Zip GJ CO 81501

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  
 Addition  
 Other (please specify): \_\_\_\_\_

#### APPLICANT INFORMATION:

Name ONTRACK BLDG INC  
 Address 965 E OHlex Ave  
 City / State / Zip Fr. Co CO 81521  
 Telephone 201-1752

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

NOTES: Addition to Back of Garage 47% of house area

**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 DEVELOPEMENT DEPARTMENT STAFF	
ZONE <u>RMF-5</u>	Maximum coverage of lot by structures <u>6070</u>
SETBACKS: Front <sup>accessory</sup> <u>20</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>3</u> from PL Rear <u>5</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35</u>	Special Conditions <u>NO sewer/water change</u>
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).

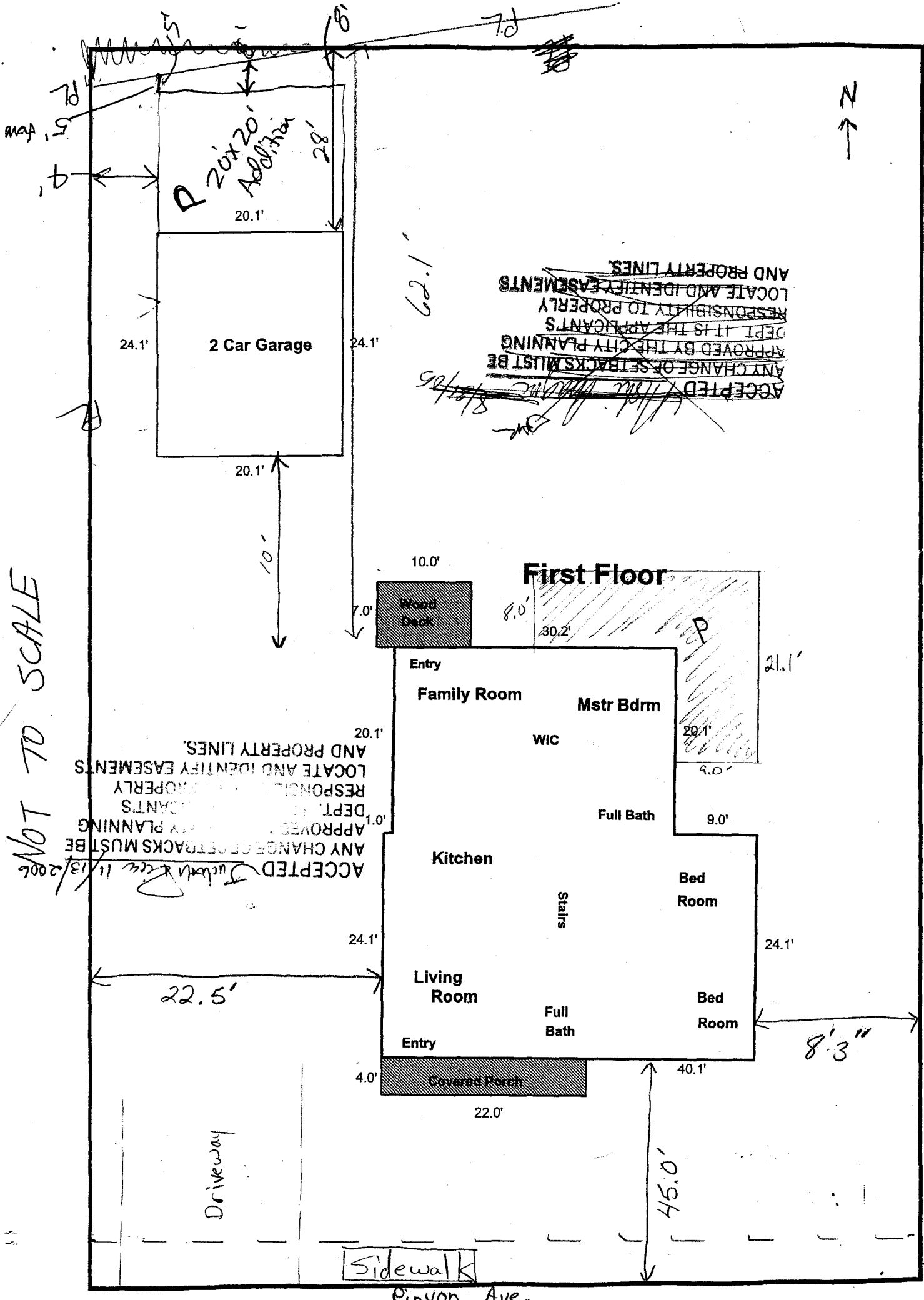
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 11/13/06  
 Department Approval Judith A. Poirer Date 11/13/2006

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>11/13/06</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)

NOT TO SCALE



~~ACCEPTED~~  
~~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.~~

*Steph*

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*Accepted 11/13/2006*

P = Proposed