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

BLDG PERMIT NO. _____

Building Address 1716 Rood Ave
 Parcel No. 2945-133-08-013
 Subdivision EAST MAIN STREET
 Filing _____ Block 20 Lot 4

No. of Existing Bldgs 2 No. of Proposed 1
 Sq. Ft. of Existing Bldgs 1682 Sq. Ft. Proposed 932
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Daniel + Melissa Wemple
 Address 1716 Rood
 City / State / Zip 285 CO 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Garage

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / Zip _____
 Telephone 243-2941

***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>25'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>3'</u> from PL Rear <u>5'</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 [Signature] Date 5-2-06
 Department Approval [Signature] Date 3/20/06

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>3/20/06</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)

IMPROVEMENT LOCATION CERTIFICATE

1716 ROOD AVENUE

FIRST AMERICAN TITLE #125529

WEMPLÉ ACCT.

LOT 20 IN BLOCK 4 OF EAST MAIN STREET ADDITION TO GRAND JUNCTION,
MESA COUNTY, COLORADO.

*permit
good for
180 days*

New garage 20.2' x 12.3' x 2' ceiling

*16 S.O
garage
32.5'*



SCALE: 1" = 20'

NOTE: A LAND SURVEY IS RECOMMENDED
TO MORE ACCURATELY DETERMINE
BUILDING SETBACKS.

ACCEPTED *Alisa Anagn 3/20/00*
ANY CHANGE IN SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

