

FEE \$	<u>0</u>
TCP \$	<u>2605.00</u>
SIF \$	<u>460.00</u>

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

FLP-2006-290

BLDG ADDRESS 617 W VTE AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 1877

TAX SCHEDULE NO. 2945-154-24-018 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Mabley Subdivision TOTAL SQ. FT. OF EXISTING & PROPOSED 1877

FILING _____ BLK 12 LOT 14 NO. OF DWELLING UNITS:
 Before: 0 After: 2 this Construction

(1) OWNER JAMMI MANCUSO NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 643 W VTE AVE USE OF EXISTING BUILDINGS NA

(1) TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE NEW Home + Sub unit on 2nd floor

(2) APPLICANT Quality Home Concepts TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 517 McLoody Lane

(2) TELEPHONE 243-5380 244-8216

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 X NO _____
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL Parking Req'mt 3

Maximum Height 35' Special Conditions Sub unit on 2nd floor

CENSUS _____ TRAFFIC _____ ANN# _____

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 Wade Wigger Date 9-1-06

Department Approval Chaye Hall Date 11/3/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>9654</u>
Utility Accounting <u>2</u>		Date <u>11/6/06</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

9-10-06

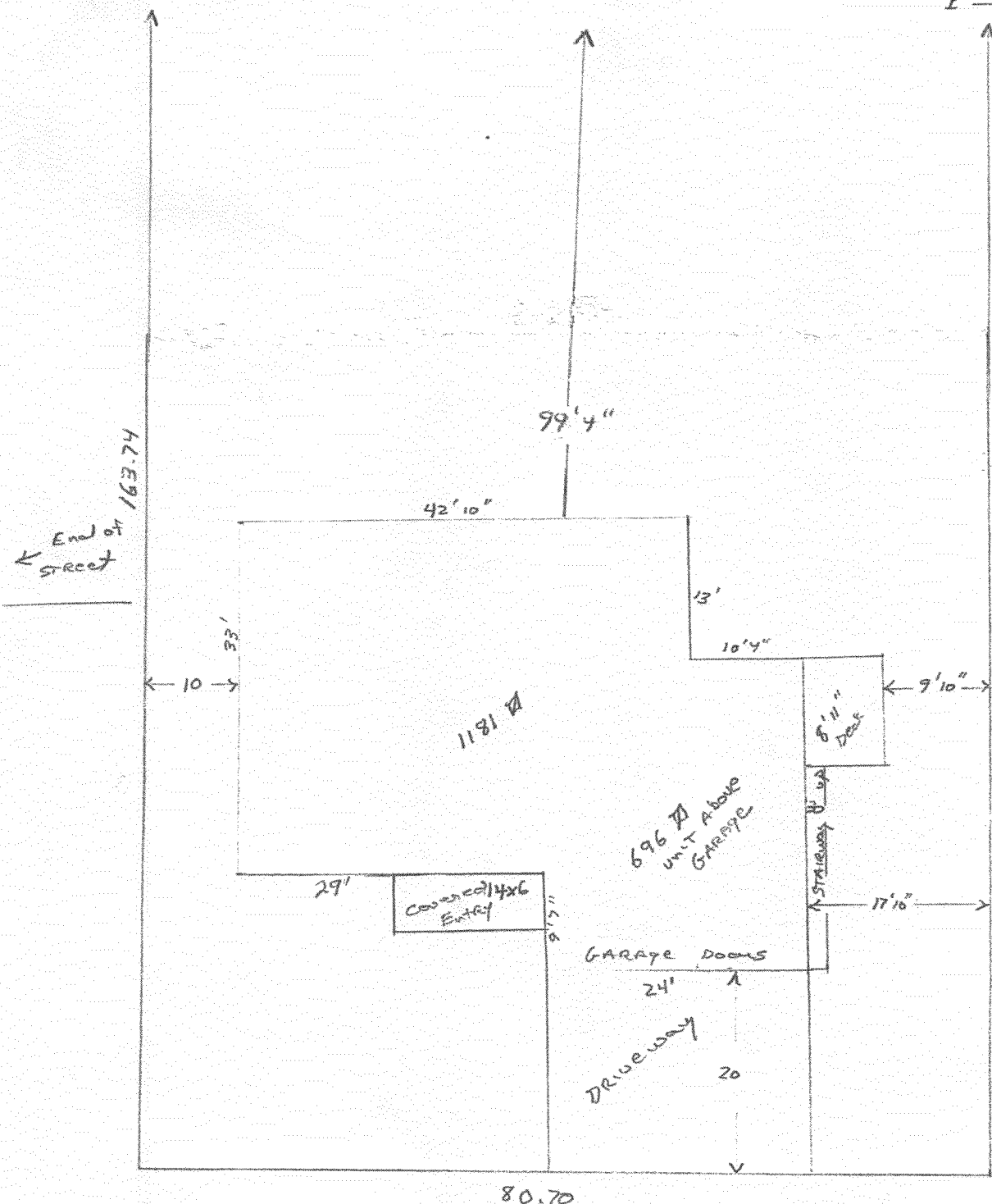
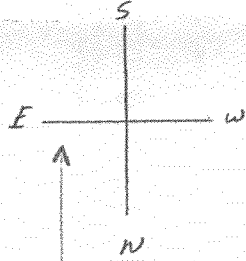
PARCEL - 2945-154-24-009

PLOT PLAN
TAMMY MARCOSSO
617 WEST VTE AVE

1" = 15'

LOT 14, Block 12
Moberley Sub.

FAIRVIEW Avenue



only Building
on the front
half of LOT

End of
Street

Covered 14x6
Entry

696 sq
unit Above
GARAGE

DRIVEWAY
20
GARAGE DOORS
24'

8" Deck

80.70

WEST VTE AVENUE

ACCEPTED *Clyde Hall*
 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.