

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 332 Walnut Ave
 Parcel No. 2945-112-16-017
 Subdivision Hillcrest Manor
 Filing _____ Block 1 Lot 35

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 2434 Sq. Ft. Proposed 1250?
 Sq. Ft. of Lot / Parcel 16,127
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3684
 Height of Proposed Structure 16' over

OWNER INFORMATION:

Name Jesse & Betty Rogers
 Address 332 Walnut Ave
 City / State / Zip Grand Jct, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name _____
 Address _____
 City / State / Zip _____
 Telephone _____

***TYPE OF HOME PROPOSED:**

- Site Built
- Manufactured Home (HUD)
- Other (please specify): _____
- Manufactured Home (UBC)

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 RSF-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 25 from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 3' from PL Rear 5' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35 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 Jesse Rogers Date 6-9-06
 Department Approval Bayleen Henderson Date 7-12-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. <u>✓</u>
Utility Accounting	<u>Kate C. Sperry</u>		Date <u>7/12/06</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 ©



Draw when Garage w/ setback

Genod 201-3629

ACCEPTED ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE RESPONSIBILITY OF THE APPLICANT TO LOCATE AND IDENTIFY ALL SETBACKS AND PROPERLY MARK THEM.
Franklin Anderson
7-12-06