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TCP \$	
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

OH

71103-5267

Building Address 1443 N. 25th St.
 Parcel No. 2945-124-21-001
 Subdivision SUNDAL GARDENS
 Filing _____ Block 1 Lot 1 & 2

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 851 Sq. Ft. Proposed 384
 Sq. Ft. of Lot / Parcel 7,275 SF
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1,400
 Height of Proposed Structure 11'

OWNER INFORMATION:

Name CALEB & CONSTANCE CARRELL
 Address 1443 N. 25th ST.
 City / State / Zip G. J., CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name MOR STORAGE SALES
 Address 3010 I-76B
 City / State / Zip G. J. 81504
 Telephone 254-0460

***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>R-8</u>	Maximum coverage of lot by structures <u>70%</u>	Permanent Foundation Required: YES _____ NO _____	
SETBACKS: Front <u>20</u> from property line (PL)	Side <u>5</u> from PL	Rear <u>10</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____		
Voting District _____	Driveway Location Approval _____ <small>(Engineer's Initials)</small>		

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 8-27-07
 Department Approval [Signature] Date 8/27/07

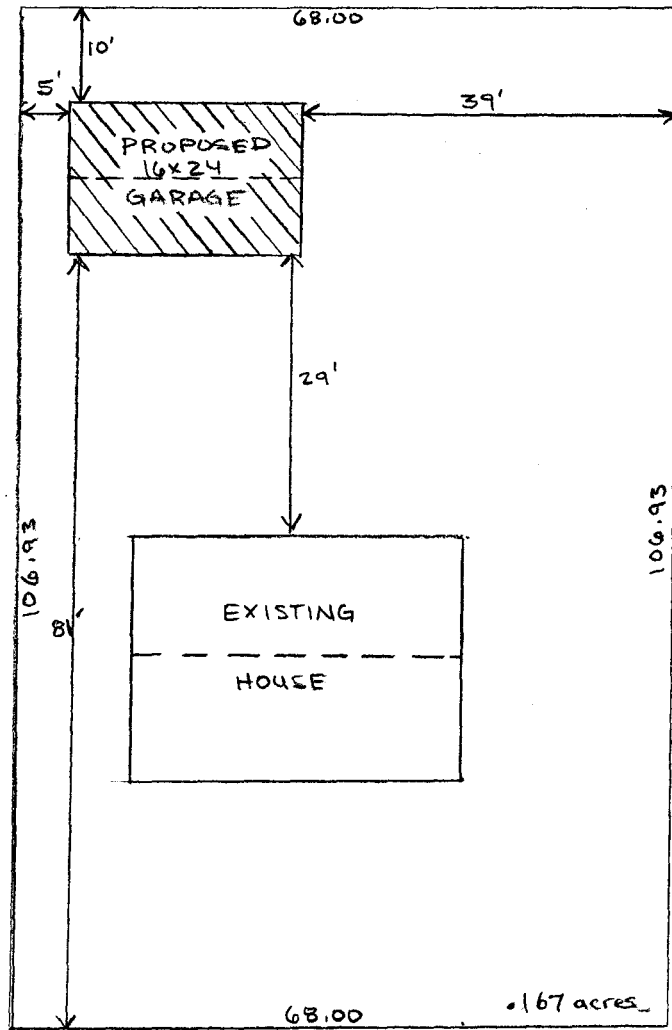
Additional water and/or sewer tap fee(s) are required: YES _____ NO _____	W/O No. <u>Garage only</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/27/07</u>

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)

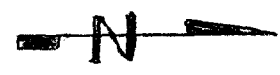
CALEB CARRELL
1443 N. 25TH ST.
GRAND JUNCTION, CO 81501

Judith A. Dea
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GRAND JUNCTION, CO 81501
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WWW.JADPLANNING.COM

LOTS 1 & 2, SUN DIAL GARDENS



N. 25TH STREET



PLOT PLAN
SCALE: 1"=20'