

FEE \$	10.00
TCP \$	
SIF \$	

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

71103-5267

BLDG PERMIT NO. *PAH*

Building Address 1443 N. 25th ST.

No. of Existing Bldgs 1 No. Proposed 1

Parcel No. 2945-124-21-001

Sq. Ft. of Existing Bldgs 851 Sq. Ft. Proposed 384

Subdivision SUNDAL GARDENS

Sq. Ft. of Lot / Parcel 7,275.3F

Filing _____ Block 1 Lot 1 & 2

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1,400

OWNER INFORMATION:

Height of Proposed Structure 11'

Name CALEB & CONSTANCE CARRELL

DESCRIPTION OF WORK & INTENDED USE:

Address 1443 N. 25th ST.

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

City / State / Zip G. J., CO 81501

APPLICANT INFORMATION:

***TYPE OF HOME PROPOSED:**

Name MOR STORAGE SALES

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

Address 3010 I-70B

City / State / Zip G. J. 81504

NOTES: _____

Telephone 254-0460

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 R-8 Maximum coverage of lot by structures 70/0

SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES _____ NO _____

Side 5 from PL Rear 10 from PL Parking Requirement _____

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 *K. Blodina* Date 8-27-07

Department Approval *Judith A. P...* Date 8/27/07

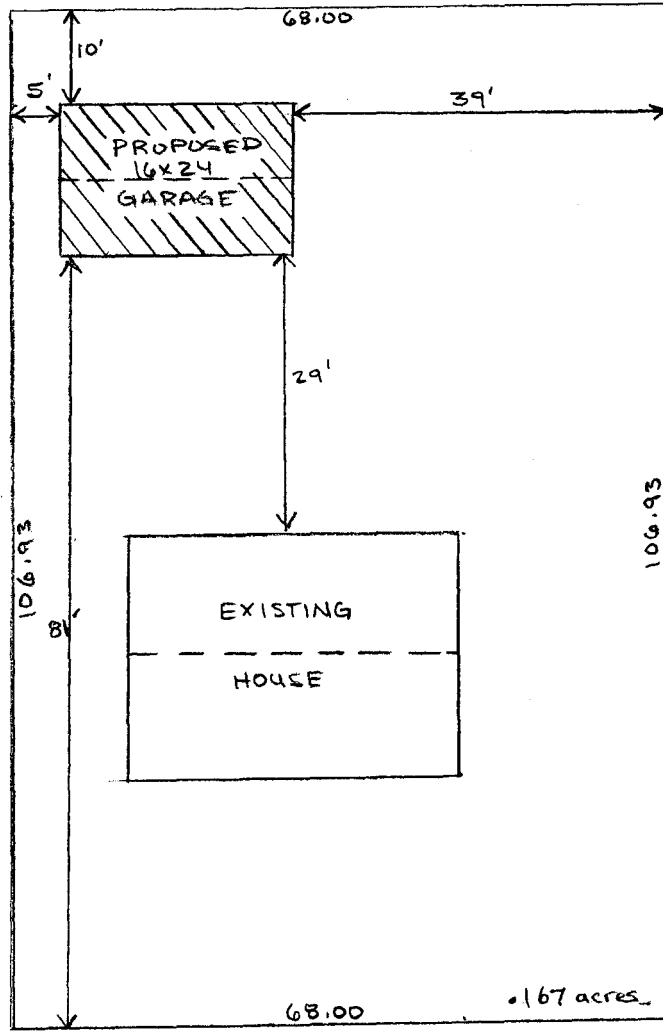
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u><i>Dotter Kover</i></u>			<u>Garage only</u>
			Date <u>8/27/07</u>

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
COUNTY CLERK
COUNTY OF GRAND JUNCTION
COUNTY CLERK'S OFFICE
100 WEST MAIN STREET
GRAND JUNCTION, CO 81501
PHONE: 248-2100
FAX: 248-2101
WWW.COGRANDJUNCTION.CO

LOTS 1 & 2, SUN DIAL GARDENS



N. 25TH STREET

ELM AVENUE



PLOT PLAN
SCALE: 1"=20'