

PH

FEE \$	10.00
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. _____

Building Address 45625-6156
1825 NORTH 8TH STREET

Parcel No. 2945-114-09-014

Subdivision MESA

Filing _____ Block 1 Lot 18

No. of Existing Bldgs 3 ^{House} ^{Garage} ^{shed} No. Proposed 1

Sq. Ft. of Existing Bldgs 1566 Sq. Ft. Proposed _____

Sq. Ft. of Lot / Parcel 7152.75

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

Height of Proposed Structure ~ 10'

additional
MASTER
BEDROOM/
BATH

OWNER INFORMATION:

Name MARSHA BRADFORD / CONRAD GULDEN

Address 1825 NORTH 8TH STREET

City / State / Zip GRAND JUNCTION, CO, 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel Addition

Other (please specify): _____

APPLICANT INFORMATION:

Name MARSHA BRADFORD / CONRAD GULDEN

Address 1825 NORTH 8TH STREET

City / State / Zip GRAND JUNCTION, CO. 81501

Telephone ⁽⁹⁷⁰⁾ 263-8290

*TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): _____

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%

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

Side 5 from PL Rear 10 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 Marsha Bradford Date 8-21-2007

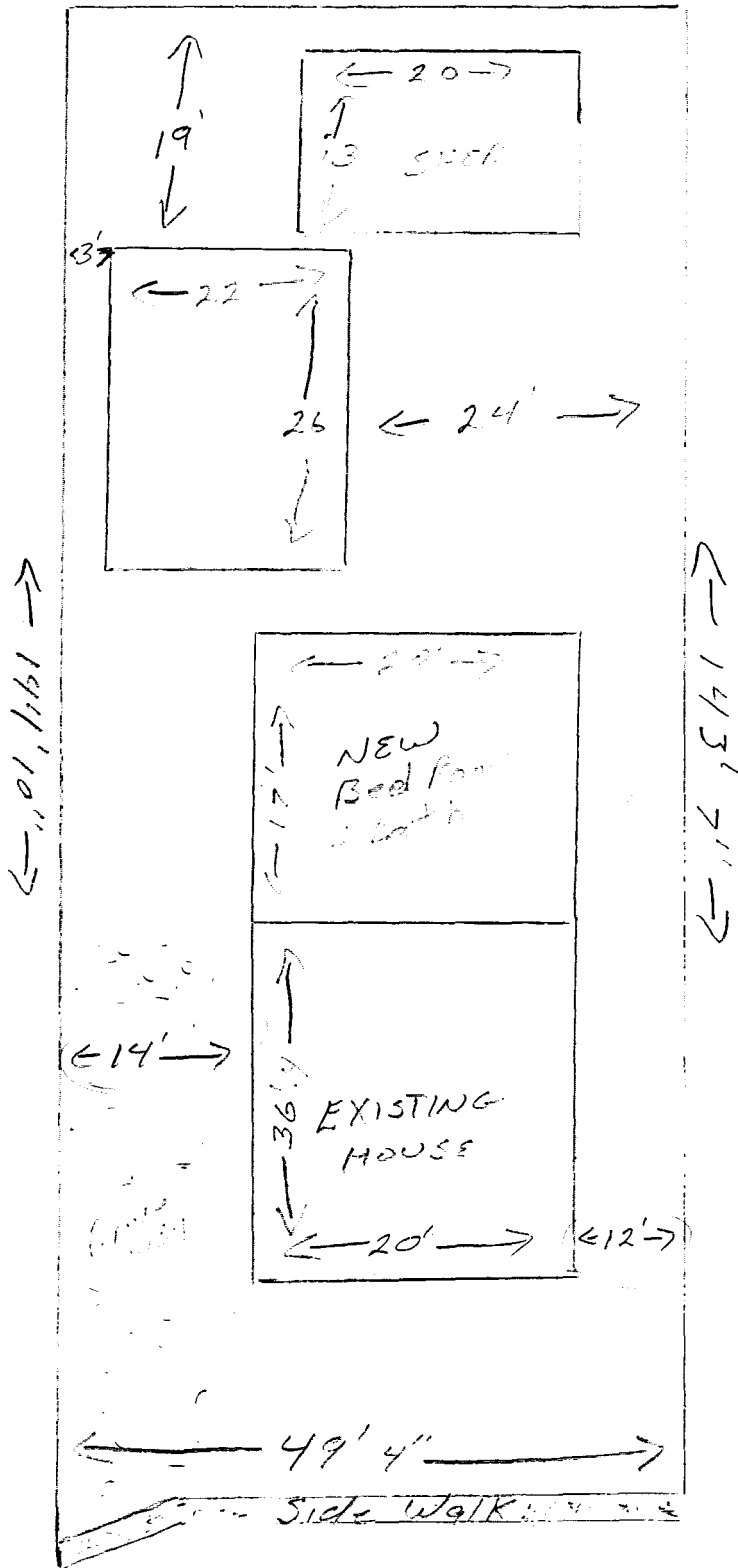
Department Approval Judith Price Date 8/21/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No water/swr charge
Utility Accounting <u>2</u>	Date <u>8/21/07</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)

NOT TO SCALE

RECEIVED
Judson Park 4/21/07
PROPERTY



1825 N. 8th St.