FEE $ *10 00*	
TCP $	
SIF $	

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

BLDG PERMIT NO. _____

Building Address **855 Colorado Ave**

Parcel No. **2945-144-28-008**

Subdivision _____

Filing _____ Block **129** Lot **13+14**

OWNER INFORMATION:

Name **Shirley D. O'Brien**

Address **1125 Gunnison Ave**

City / State / Zip **Grand Junction CO**

APPLICANT INFORMATION:

Name **Jan T O'Brien**

Address **855 Colorado Ave**

City / State / Zip **Grand Junction CO 8150**

Telephone **970 640-7804**

No. of Existing Bldgs **1** No. Proposed **0**

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

Sq. Ft. of Lot / Parcel _____

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

Height of Proposed Structure _____

DESCRIPTION OF WORK & INTENDED USE:
- [ ] New Single Family Home (*check type below)
- [ ] Interior Remodel [ ] Addition
- [X] Other (please specify): **Deck/Patio Redwood**

*TYPE OF HOME PROPOSED:
- [ ] Site Built [ ] Manufactured Home (UBC)
- [ ] Manufactured Home (HUD)
- [ ] Other (please specify): _____

NOTES: **Construct a Redwood Deck to use as a patio**

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-0**

SETBACKS: Front **20'** from property line (PL)

Side **5'** from PL   Rear **10'** from PL

Maximum Height of Structure(s) _____

Voting District _____   Driveway Location Approval _____
(Engineer's Initials)

Maximum coverage of lot by structures _____

Permanent Foundation Required: YES **X** NO _____

Parking Requirement **2**

Special Conditions _____

_____

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 _____ Date **6-1-07**

Department Approval _____ Date **6-8-07**

Additional water and/or sewer tap fee(s) are required:	YES	NO ✓	W/O No. _____
Utility Accounting _____		Date	**6/8/0**

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)*

50'

855 Colorado Ave Grand Junction Co

Driveway/Parking area

9'-4.00"   5'

12'

Proposed Deck, elevation 8" lower than main floor of house

10'

Proposed Deck, elevation @ 2" lower than main floor of house

Proposed Deck, elevation 8" lower than main floor of house

4'-7.46"

Property Lines