

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

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

BLDG PERMIT NO. _____

Building Address 2834 ELM AVE
 Parcel No. 2943-073-03-002
 Subdivision _____
 Filing _____ Block _____ Lot 2

No. of Existing Bldgs 2 No. Proposed 0
 Sq. Ft. of Existing Bldgs ~1380 Sq. Ft. Proposed 120
 Sq. Ft. of Lot / Parcel 12,460 sq. ft.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name JANICE CAHILL
 Address 2834 ELM AVE
 City / State / Zip GRAND JUNCTION CO 81501

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition to principal structure
- Other (please specify): add room

APPLICANT INFORMATION:

Name JANICE CAHILL
 Address 2834 ELM AVE
 City / State / Zip GRAND JUNCTION CO 81501
 Telephone 970 263-8045

***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>RMF-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>/</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>/</u>	Driveway Location Approval <u>/</u> (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 Janice Cahill Date _____

Department Approval Judith A. Pen Date 2/16/2007

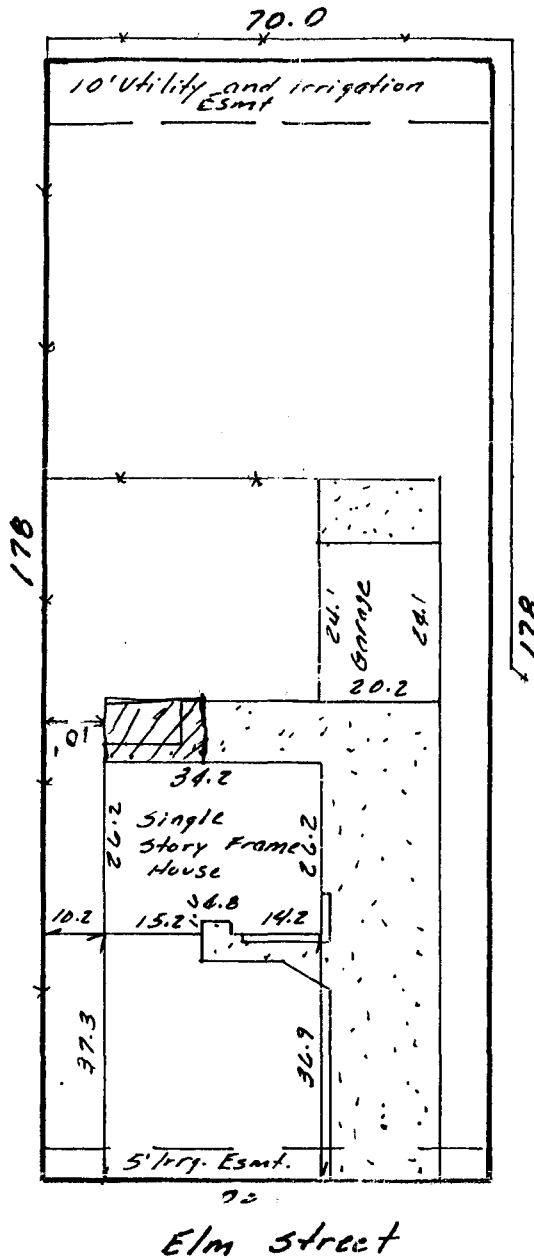
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>/</u>
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Utility Accounting <u>Kate [unclear]</u>	Date <u>2/16/07</u>
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VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



Scale 1" = 30'



Judith A. Rice
 THE CITY PLANNING
 DEPARTMENT
 CITY OF DENVER
 1700 BROADWAY, DENVER, CO 80202
 (303) 733-1500

This property does not fall within any apparent flood plain.

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: Lot 2 of FAULKNER SUBDIVISION, Mesa County, Colorado. Legal Description and Easements of Record provided by Western Colorado Title Company, Order File No. 94-2-78K.

I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared for Unifirst Mortgage Corp. that this is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fences, buildings or other future improvements.

I further certify that the improvements on the above described parcel on this date 3/13/94, except utility connections are entirely within the boundaries of the parcel, except as shown, that there no encroachments upon the described premises by improvements of any adjoining premises, except as indicated. and that there is no apparent evidence or sign of any easement