

FEE \$	<u>10.00</u>
TCP \$	<u>1589.00</u>
SIF \$	<u>460.00</u>

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

BLDG PERMIT NO. _____

Building Address 896 GLENWOOD AVE
 Parcel No. 2945-114-17-023
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3115
 Sq. Ft. of Lot / Parcel 8450
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 5255 = 6270 + 207
 Height of Proposed Structure 28.5 ft. 26.2 ft. JAR

OWNER INFORMATION:

Name John ARAGON
 Address 888 GLENWOOD AVE
 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 JOHN ARAGON
 Address _____
 City / State / Zip _____
 Telephone 970-201-1109

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

NOTES: No residential sub-unit

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>		
SETBACKS: Front <u>20</u> (15 per footnote #14, Chapt 3) from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>5</u> from PL Rear <u>10</u> from PL	Parking Requirement <u>2</u> <u>no street facing garage;</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>should provide bumpers</u>		
Voting District <u>E</u> Driveway Location Approval <u>JAR</u> (Engineer's Initials)	<u>for such parking space; stall width 9';</u>		
	<u>aisle width 25' (include 20' alley width); stall length min 18.5'</u>		

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 11/6/07
 Department Approval JAR Paul Hornbeck Date 11/6/07

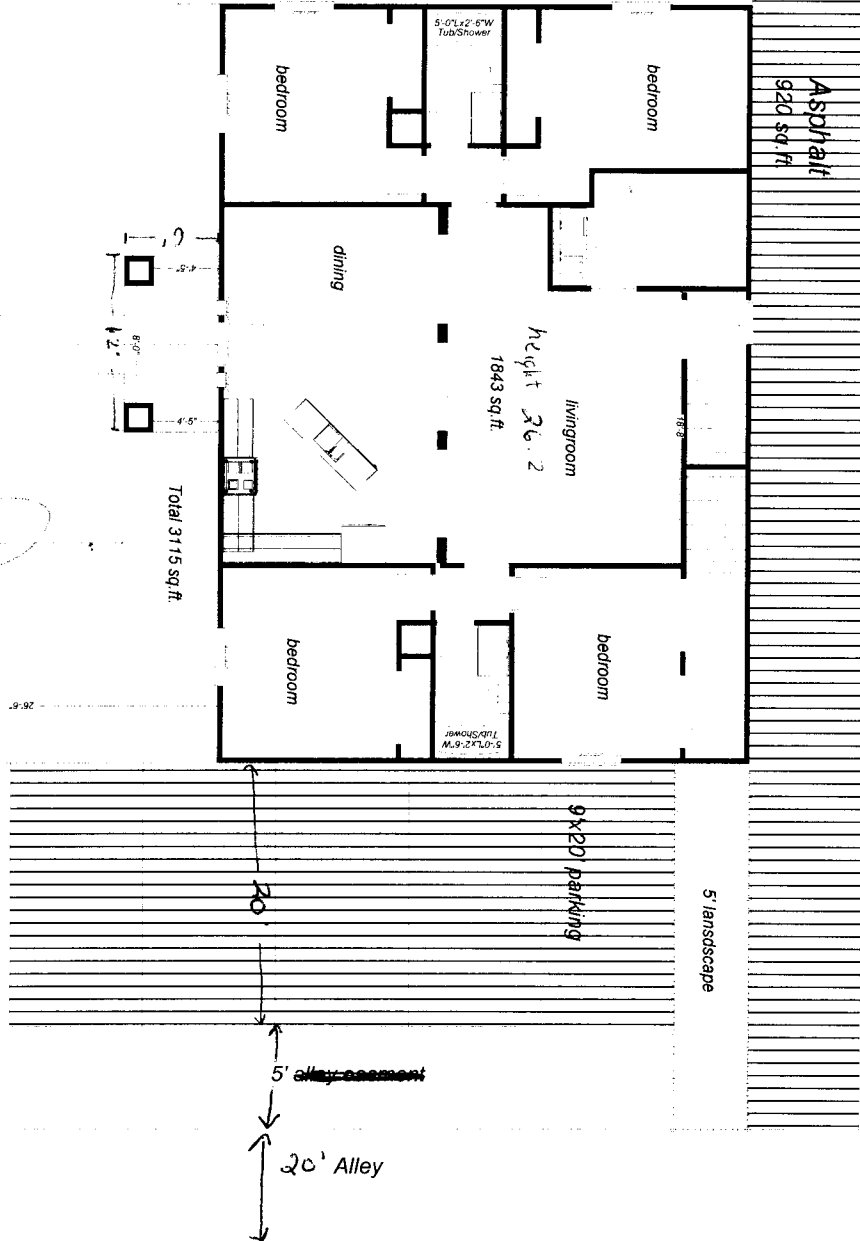
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>20735</u>
Utility Accounting <u>[Signature]</u>	Date <u>11-6-7</u>		

ACCEPTED *Judith A. Ryan*
 COUNTY ENGINEER
 DEPT. OF PUBLIC WORKS
 COUNTY ENGINEER
 DEPT. OF PUBLIC WORKS

Revised 11/20/07
 SITE PLAN

896 GLENWOOD AVE

Cannell



maintain
 5' minimum
 open space