

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

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

BLDG PERMIT NO.	12544-7831
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Building Address 1257 Hermosa Ave
 Parcel No. 2945-013-04-005
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 2 No. Proposed 0
 Sq. Ft. of Existing Bldgs ~1500 Sq. Ft. Proposed 240
 Sq. Ft. of Lot / Parcel .204 ac.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Thomas C. Calvert
 Address P.O. Box 3054
 City / State / Zip Grand Jct. CO 81502

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Thomas C. Calvert
 Address 1257 Hermosa Ave
 City / State / Zip Grand Jct. CO 81506
 Telephone (970) 243-4381

***TYPE OF HOME PROPOSED:**

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

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>R-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>NO</u>
Side <u>5</u> from PL Rear <u>10</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35'</u>	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 Thomas C. Calvert Date 10/9/07
 Department Approval Judith A. For Date 10/10/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>No change</u>
Utility Accounting <u>[Signature]</u>	Date <u>10-10-07</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)



ACCEPTED *Judith A. Ryan*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE RESPONSIBILITY OF APPLICANTS TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

ORANGE COUNTY CALIFORNIA

SCALE 1 : 272 1257 Hermosa

