

Prem - 3437 Start Billing

FEE \$	5. ⁰⁰⁷
TCP \$	
SIF \$	

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

BLDG PERMIT NO. 9/10/07
PH

Building Address 1025 Hill Ave
Parcel No. 2945-141-20-004
Subdivision N/A
Filing Block 43 Lot 6 & 7

No. of Existing Bldgs 1 No. Proposed
Sq. Ft. of Existing Bldgs 1 Sq. Ft. Proposed
Sq. Ft. of Lot / Parcel 6171
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1587 sq - existing
Height of Proposed Structure N/A

OWNER INFORMATION:

Name Joel + Sandi Mahnke
Address 1815 O Road
City / State / Zip Fruita, CO 81521

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): foundation repair

APPLICANT INFORMATION:

Name Ridemore Enterprises
Address 203 23rd Road
City / State / Zip Grand Jet, CO 81505
Telephone (970) 242-7444

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

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 _____
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	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).

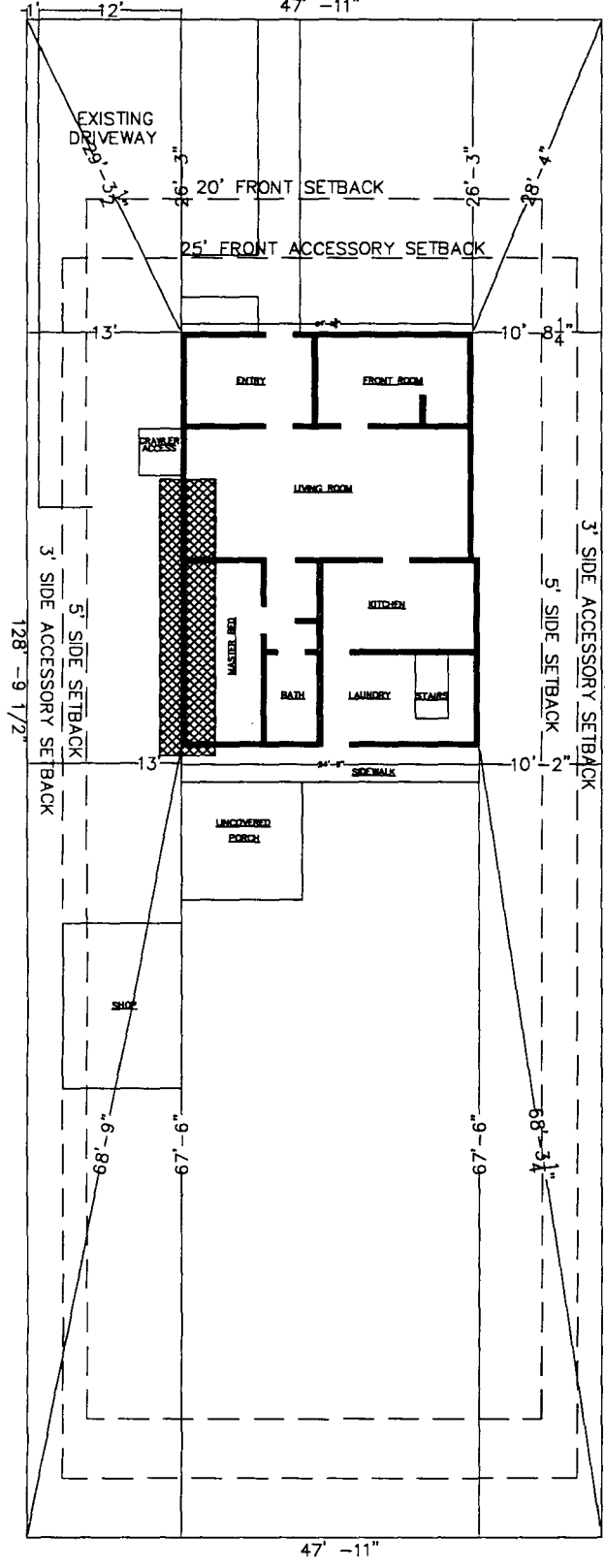
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 7/30/07
Department Approval [Signature] Date 7/31/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No change SWR/water</u>
Utility Accounting	Date <u>8-8-07</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)

1025
 ~HILL AVE.~
 47' -11"



NO CHANGES TO THE BUILDING ENVELOPE
 LOT - .142 ACRES (6171SF)

- SETBACKS:**
 20' FRONT SETBACK
 25' FRONT ACCESSORY SETBACK
 10' REAR SETBACK
 5' REAR ACCESSORY SETBACK
 5' SIDE SETBACK
 3' SIDE ACCESSORY SETBACK



MAIN FLOOR EXISTING: 904 SQ. FT.
 BASEMENT: 683 SQ. FT.

- EXISTING WALLS
- FOUNDATION REPAIR AREA

Handwritten signature and date: 8/1/07

P1	REVISIONS:
	DRAWING BY: KD
PLAN DATE: 7-6-07	

FOUNDATION REPAIRS

1025 HILL AVE

Aldemore Enterprises, Inc
 703 23^{1/2} Road
 Grand Junction, CO. 81505
 Phone: 970-242-7444
 Fax: 970-242-7454
 Aldemore@aol.net