

FEE \$	<u>10⁰⁰</u>
TCP \$	<u> </u>
SIF \$	<u> </u>

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

BLDG PERMIT NO. _____

Building Address 107 HILLCREST AVE (A.K.A. Drive)
 Parcel No. 2945-112-15-012
 Subdivision HILLCREST MANOR
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 2 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1,110 Sq. Ft. Proposed 160 #
 Sq. Ft. of Lot / Parcel ,361 ac.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure ~10'

OWNER INFORMATION:

Name TAMMY GETTMAN
 Address 107 HILLCREST
 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): Shed 10 x 16
SITE BUILT

APPLICANT INFORMATION:

Name Ron Leader
 Address 107 HILLCREST
 City / State / Zip GJ CO 81501
 Telephone 970-216-3037

*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-4</u> <u>accessory</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>3</u> from PL Rear <u>5</u> 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).

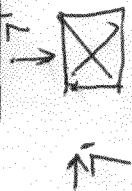
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 3-13-07
 Department Approval Judith A. Poni Date 3/13/07

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. <u>NO WTR/SWR Charge</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/13/07</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)

City of Grand Junction GIS Zoning Map ©



ACCEPTED *Judith Pace 3/13/07*
SCALE OF 269 BACKS MUST BE
APPROVED BY THE CITY PLANNING



DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Side set back = 7' actual
Rear set back = 7' actual



107 HILLCREST