

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

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

BLDG PERMIT NO. _____

Building Address 510 MALDONADO ST. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-151-24-001 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1914.75
 Subdivision JT Subdivision Sq. Ft. of Lot / Parcel 9,398
 Filing _____ Block _____ Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1914.75 ?
 Height of Proposed Structure 1 Story

OWNER INFORMATION:

Name FRANK CORDOVA
 Address 315 West OURAY 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 FRANK CORDOVA
 Address 315 West OURAY Avenue
 City / State / Zip Grand Junction CO 81501
 Telephone HB 970-212-1264
C 970-216-9143

*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>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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>70% 35'</u>	Special Conditions _____
Voting District <u>"A"</u> Driveway Location Approval <u>PH</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 Frank Cordova Date 9-7-07
 Department Approval Pal Humbert Date 9/10/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20405</u>
Utility Accounting _____	Date <u>9-10-07</u>

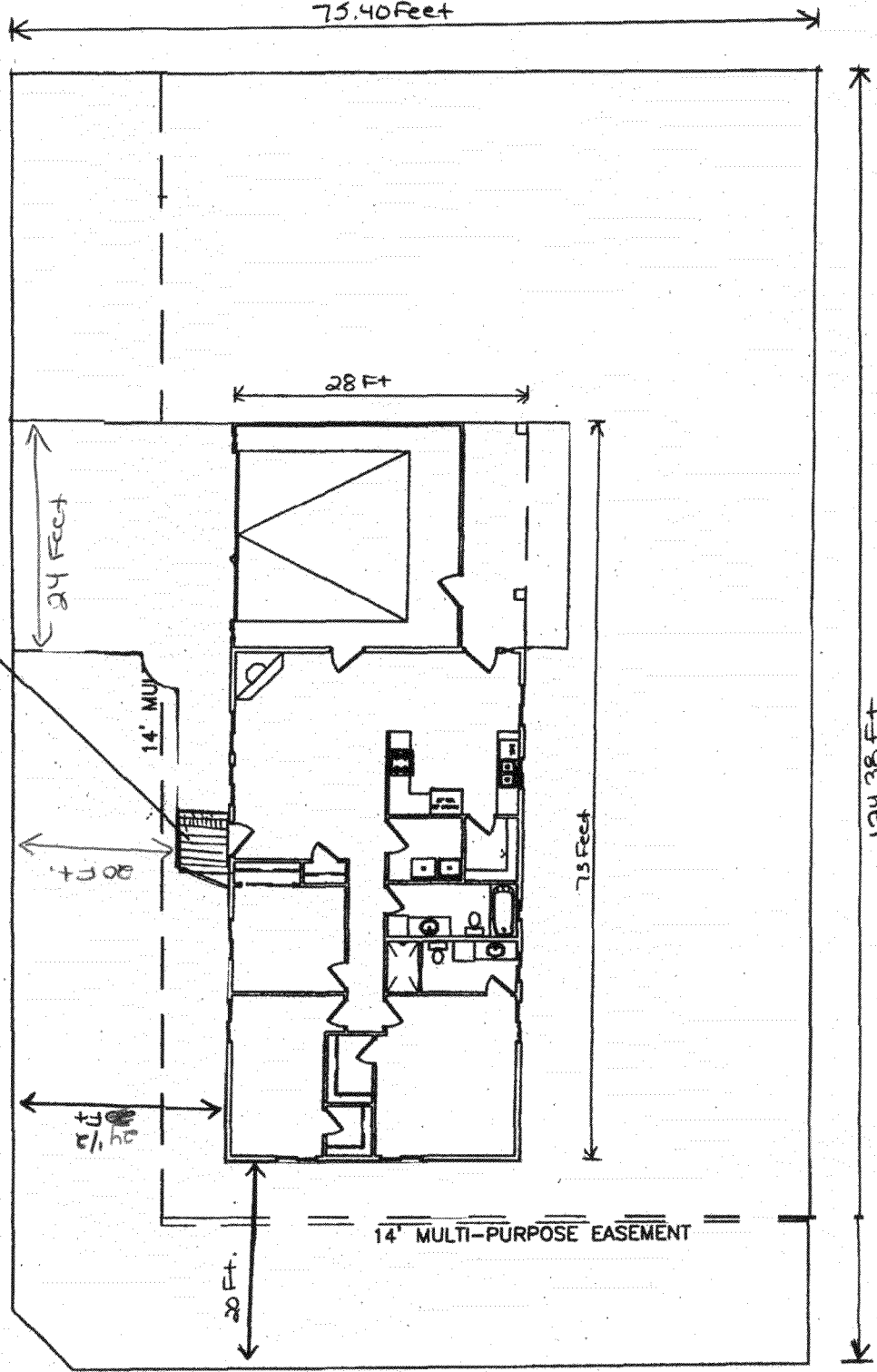
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Parcel No.
2945-151-24-001
Lot 1
JT Subdivision

Covered
Entry Above
Door

Driveway OK
As per
City

MALDONADO ST.



WEST OURAY AVE.

~~75.40 Feet~~
22.9 Feet

9-10-07
ACCEPTED District Paul H. ...
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.