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# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

4004-2548

Building Address 118 OURAY AVE

No. of Existing Bldgs 2 No. Proposed 3

Parcel No. 2945-142-36-012

Sq. Ft. of Existing Bldgs 1,128 Sq. Ft. Proposed 352

Subdivision \_\_\_\_\_

Sq. Ft. of Lot / Parcel 6,250

Filing \_\_\_\_\_ Block 56 Lot 19 & 20

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2,560

### OWNER INFORMATION:

Height of Proposed Structure 11'-0"

Name MICHAEL DRISEL % D&H SURVEY

### DESCRIPTION OF WORK & INTENDED USE:

Address 118 OURAY AVE

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): PORTABLE STORAGE BLDG.

City / State / Zip GRAND JCT. 81501

NO SUR/NO WTR - Charge

### APPLICANT INFORMATION:

Name MOR STORAGE SALES

- \*TYPE OF HOME PROPOSED:
- Site Built  Storage only
- Manufactured Home (HUD)  Manufactured Home (UBC)
- Other (please specify): \_\_\_\_\_

Address 3016 I-70 B

City / State / Zip GRAND JCT 81504

NOTES: 16' x 22' PORTABLE STORAGE

Telephone 254-0460

BUILDING

**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 R-0

Maximum coverage of lot by structures 70%

SETBACKS: Front 20/25 from property line (PL)

Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Side 5/5 from PL Rear 10/5 from PL

Parking Requirement 2

Maximum Height of Structure(s) 35'

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 7-13-07

Department Approval [Signature]

Date 7/13/07

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO \_\_\_\_\_

W/O No. NO Sewer / charge WTR

Utility Accounting [Signature]

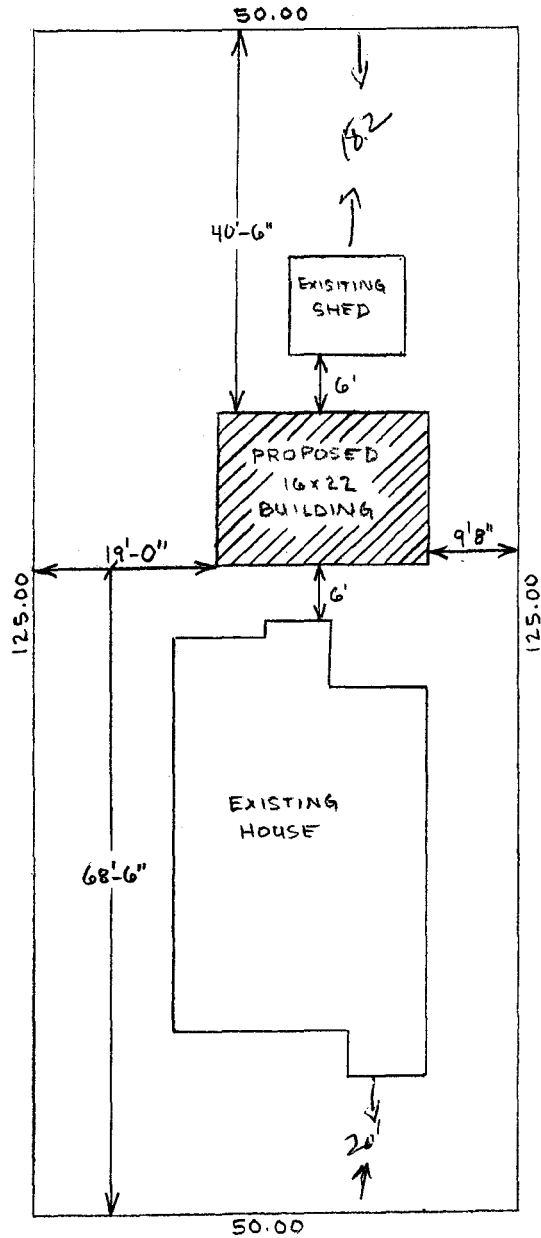
Date 7/13/07

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)

SAM LONG  
 % D&H SURVEY  
 118 OURAY AVE  
 GRAND JCT, CO 81501  
 BLOCK 56, LOTS 19 & 20

ACCEPTED WS  
 ANY CHANGE TO SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. THE CITY PLANNING  
 DEPARTMENT WILL REVIEW THE  
 PROPOSED SETBACKS AND DETERMINE  
 IF THEY ARE IN ACCORDANCE WITH  
 THE CITY ZONING ORDINANCES.



← OURAY AVE →

N  
 SCALE: 1" = 20'