

FEE \$	10.00
TCP \$	0
SIF \$	0

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

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

*pl*

81278-12345

Building Address 253 W. PARKVIEW DR.  
 Parcel No. 2945-252-18-024  
 Subdivision PARKVIEW  
 Filing \_\_\_\_\_ Block 7 Lot 20

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 1,568 Sq. Ft. Proposed 504  
 Sq. Ft. of Lot / Parcel 6,970  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2072  
 Height of Proposed Structure 15

**OWNER INFORMATION:**

Name WILLIAM HILL  
 Address 253 W. PARKVIEW DR.  
 City / State / Zip GRAND JCT, CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name MOR STORAGE SALES  
 Address 3010 I-70 B  
 City / State / Zip G.J., CO 81503  
 Telephone 254-0460

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: 14'x36' ATTACHED GARAGE  
NO WTR/SWR

**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>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).

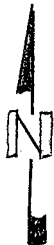
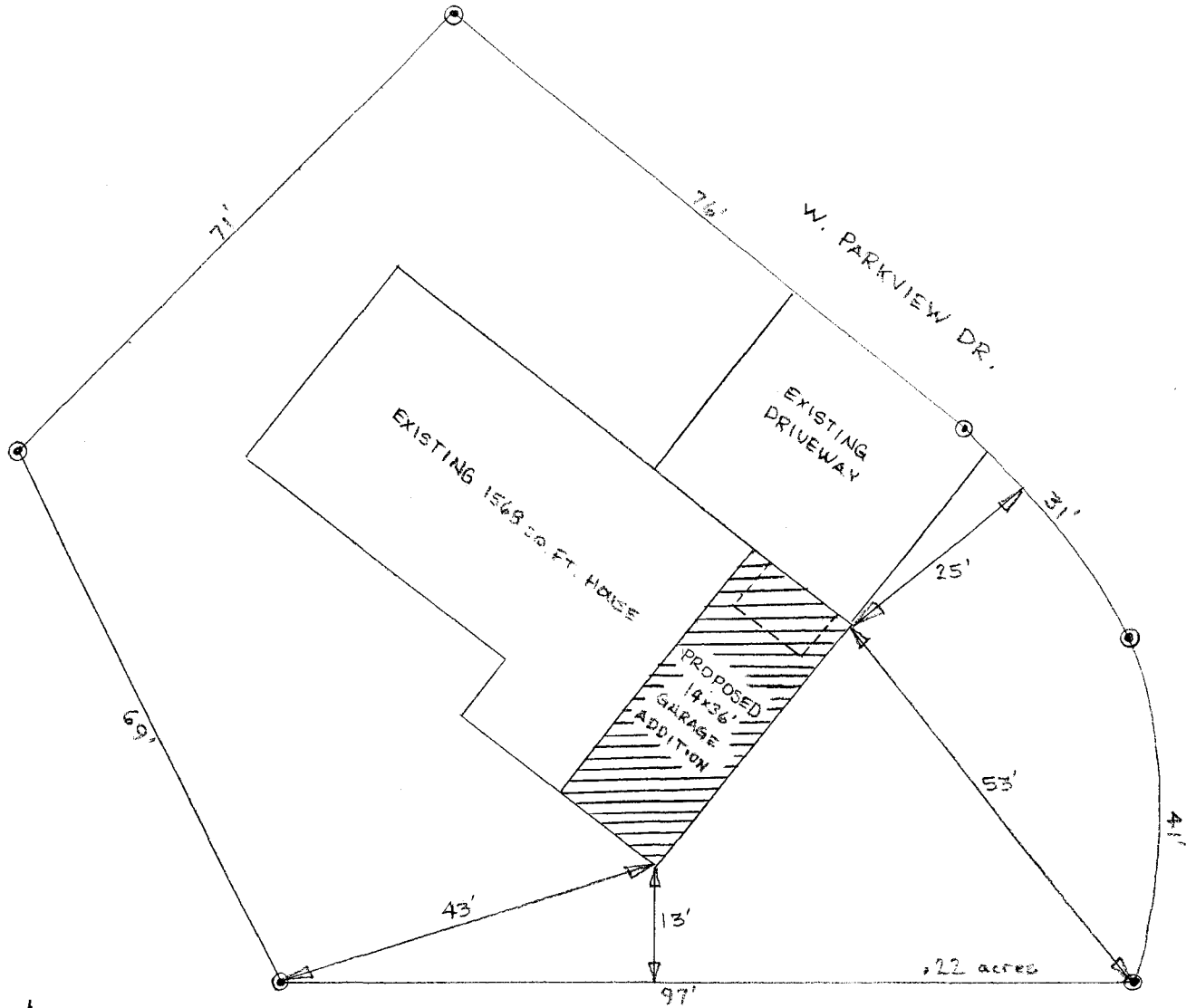
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature *Ray B. Blecha* Date 11-15-07  
 Department Approval *BlH Bayleer Henderson* Date 11-15-07

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

WILLIAM HILL  
253 W PARKVIEW DR.  
GRAND JUNCTION, CO

PARKVIEW SUBDIVISION  
LOT 20, BLK 7



SCALE:  
1" = 20'

11-16-07

Gayle Henderson

WILLIAM HILL  
PLANNING  
ARCHITECTS