

FEE \$ <u>10.</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. _____

Building Address 2597-1630
1158 Reed Av.

Parcel No. 2945-144-12-019

Subdivision _____

Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed Addition

Sq. Ft. of Existing Bldgs 1028 Sq. Ft. Proposed 360

Sq. Ft. of Lot / Parcel 6250

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1700

Height of Proposed Structure 18'

OWNER INFORMATION:

Name Neola Miller

Address 1158 Reed Av

City / State / Zip G.J. Colo. 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel Addition

Other (please specify): _____

APPLICANT INFORMATION:

Name Home Masters Inc.

Address 1984 K Rd.

City / State / Zip Fruita Colo 81521

Telephone 1-970-858-3370

*TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): _____

NOTES: Master Suite Addition
NO SWR/NO WTR Change

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 <u>1</u> NO _____		
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 [Signature] Date 7/13/07

Department Approval [Signature] Date 7/13/07

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>7/13/07</u>		

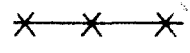
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

27.4
 11.6
 39.0

11'
 9.5
 1.5

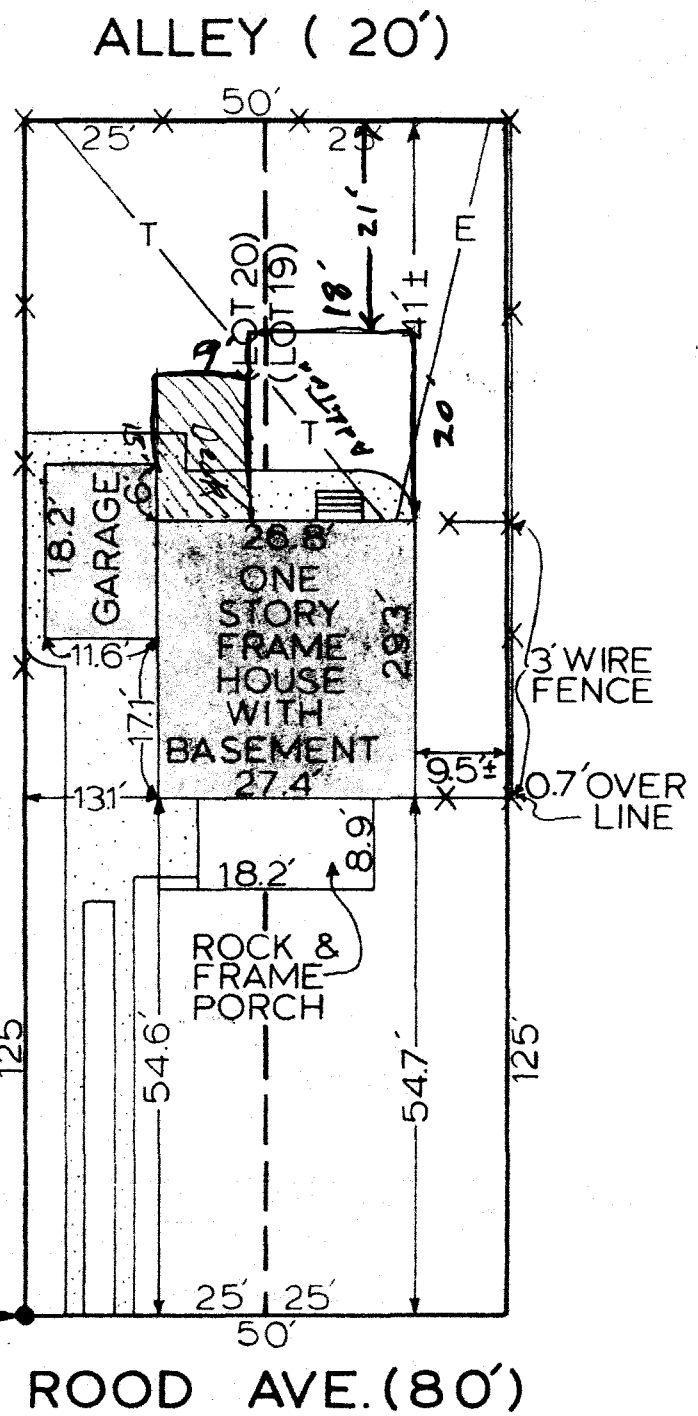


SCALE 1"=20'
 DENOTES
 4' WOOD
 FENCE
 EXCEPT
 WHERE
 NOTED



7/13/07

FOUND
 PIN



IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: 1158 ROOD AVENUE, LOTS 19 & 20, BLOCK 89, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR FIRST NATIONAL BANK, THE IMPROVEMENT LOCATION BEING BASED ON PREVIOUS PROPERTY SURVEY THAT HAS BEEN MONUMENTED BY OTHERS, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.