

FEE \$	10.00
TCP \$	/
SIF \$	/

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 1161 Road Ave
 Parcel No. 2945-144-13-008
 Subdivision _____
 Filing ^{PT06-} 2028TS Block 110 Lot 15+16

No. of Existing Bldgs 2 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1119 Sq. Ft. Proposed 160
 Sq. Ft. of Lot / Parcel 6000
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1389/1543
 Height of Proposed Structure 9'3"

OWNER INFORMATION:

Name Eric Marchese, Andrea Mulleck
 Address same as
 City / State / Zip _____

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): Pre-built shed

APPLICANT INFORMATION:

Name Eric Marchese, Andrea Mulleck
 Address 1161 Road Ave.
 City / State / Zip Grand Junction, CO 81501
 Telephone 970 640 1552

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

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>PMF-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front ^{accessory} <u>25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <input checked="" type="checkbox"/>
Side <u>3</u> from PL Rear <u>5</u> from PL	Parking Requirement _____
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).

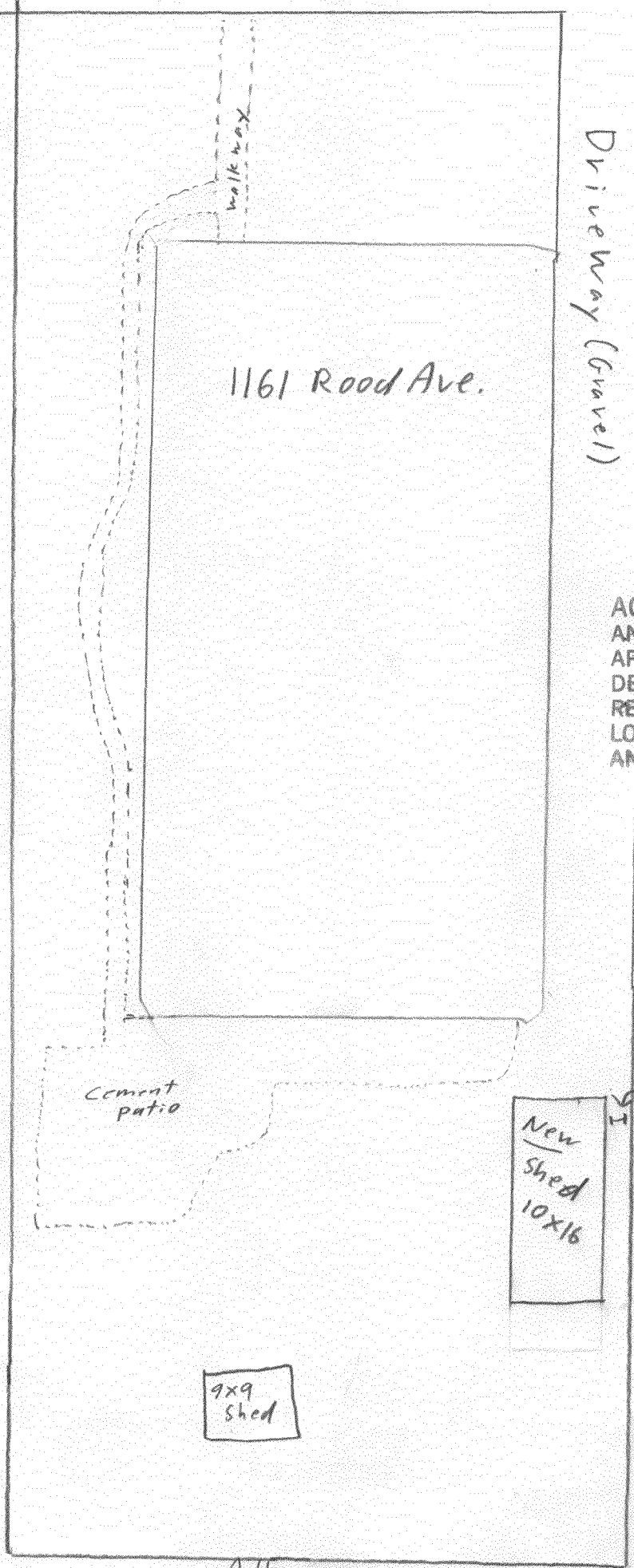
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 1/3/07
 Department Approval Judith A. [Signature] Date 1/3/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. _____
Utility Accounting <u>Cate Goldberg</u>	Date <u>1/3/07</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)

STREET



1161 Rood Ave.

Driveway (Gravel)

1/3/06 Includes Deck

ACCEPTED 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.

Cement patio

9x9 shed

New Shed 10x16

3ft. setback

property line

Alley