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

BLDG PERMIT NO.

11118-1516

Building Address 1525 Road Ave  
 Parcel No. 2945-133-10-010  
 Subdivision East Main St. Addition  
 Filing \_\_\_\_\_ Block A Lot 7,8

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 816 Sq. Ft. Proposed 576  
 Sq. Ft. of Lot / Parcel 0.15 acres 6731 SQ FT.  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 1392 SQ FT.  
 Height of Proposed Structure 12'-0"

**OWNER INFORMATION:**

Name Susan Stone  
 Address 1525 Road Ave  
 City / State / Zip Grand Jct CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Mor Storage Sales  
 Address 3010 I-70 Business Loop  
 City / State / Zip Grand Jct CO 81504  
 Telephone (970) 254-0460

**\*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>RMF-8</u>	Maximum coverage of lot by structures <u>70%</u>		
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>5/3</u> from PL Rear <u>10/5</u> from PL	Parking Requirement <input checked="" type="checkbox"/>		
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).

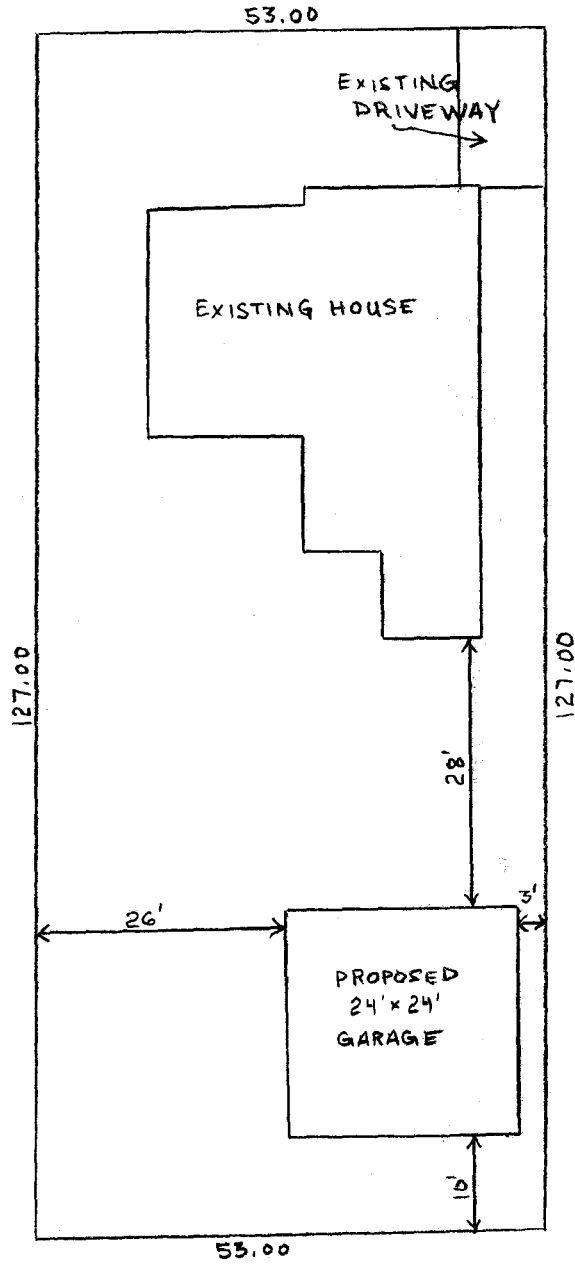
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Jameson Rae T Date 3/23/07  
 Department Approval Wendy Spurr Date 3/27/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No Charge Sewer/water</u>
Utility Accounting <u>[Signature]</u>	Date <u>3-27-07</u>		

SUSAN STONE  
1525 ROOD AVE  
GRAND JUNCTION, CO 81501

ROOD AVE.



PLOT PLAN  
SCALE: 1"=20'

*Wendy Spur*  
SETBACKS MUST BE  
CITY PLANNING  
CLIENT'S  
PROPERLY  
IDENTIFY EASEMENTS  
AND PROPERTY LINES.