

PH

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

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

BLDG PERMIT NO. _____

47510-1964

Building Address 2005 WHITE AVE
 Parcel No. 2945-134-02-006
 Subdivision EAST MAIN ST ADDITION
 Filing _____ Block 6 Lot 6

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 825 Sq. Ft. Proposed 896
 Sq. Ft. of Lot / Parcel 7,405
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1,250
 Height of Proposed Structure 14'

OWNER INFORMATION:

Name BENJAMIN & GLORIA REYES
 Address 2005 WHITE AVE
 City / State / Zip G.J., CO 81501

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-70B
 City / State / Zip G.J. 81504
 Telephone 254-0460

***TYPE OF HOME PROPOSED:**

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

NOTES: 10'x32' ADDITION TO FRONT

18'x32' ADDITION TO REAR *Bigger living room*

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-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 5' from PL Rear 10' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District _____ Driveway _____
 Location Approval _____
 (Engineer's Initials)

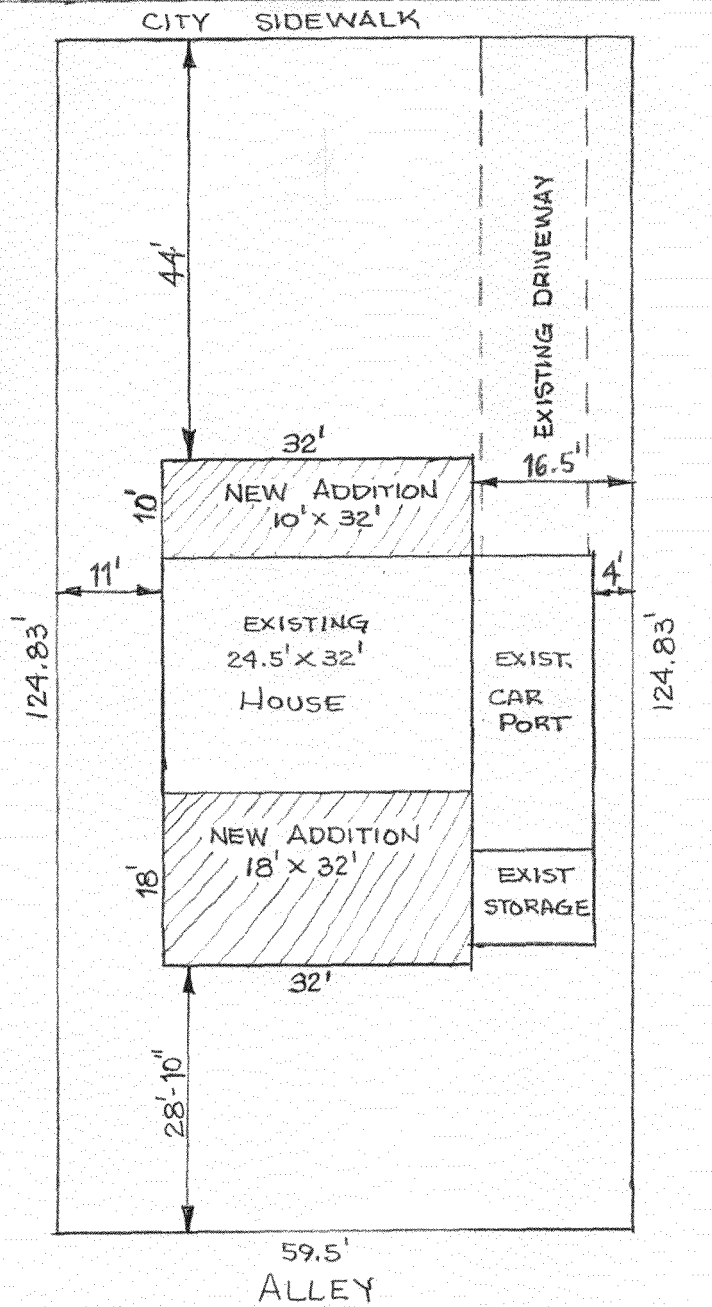
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 8-21-07
 Department Approval [Signature] Date 8-21-07

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="radio"/> YES	<input type="radio"/> NO	W/O No <u>NO SWR NO WTR CHARGE</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/21/07</u>		

WHITE AVENUE



SCALE: 1" = 20'

8-21-07

ACCEPTED *Rayleen Henderson*
 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.

BENJAMIN & GLORIA REYES
 2005 WHITE AVE.
 GRAND JCT., CO. 81501