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TCP \$
SIF \$

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

BLDG PERMIT NO. 98800-6264

Building Address 1749 North 15<sup>th</sup>  
 Parcel No. 2945-123-05-001  
 Subdivision Eastholme in Grandview  
 Filing \_\_\_\_\_ Block 2 Lot 5

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 1152 Sq. Ft. Proposed 108  
 Sq. Ft. of Lot / Parcel 5140  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 1792  
 Height of Proposed Structure 7 1/2'

**OWNER INFORMATION:**

Name Jason D. Jardine  
 Address 1749 N. 15<sup>th</sup> street  
 City / State / Zip Grand Junction, CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): temporary/portable  
16' x 8' 10" garage structure on existing driveway

**APPLICANT INFORMATION:**

Name Jason D. Jardine  
 Address 1749 N. 15<sup>th</sup> street  
 City / State / Zip Grand Junction, CO  
 Telephone (970) 261-8626

**\*TYPE OF HOME PROPOSED:**

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

NOTES: Storage only, no sewer or water

**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 PLANNING STAFF**

ZONE R8 Maximum coverage of lot by structures 70  
 SETBACKS: Front 25 from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO X  
 Side 3 from PL Rear 5 from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Maximum Height of Structure(s) 35 Parking Requirement 2  
 Voting District C Driveway Location Approval \_\_\_\_\_ Special Conditions \_\_\_\_\_  
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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).

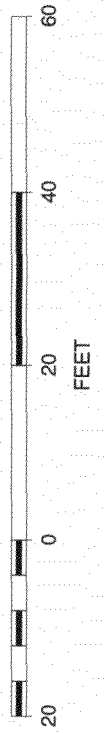
Applicant Signature [Signature] Date 10/10/08  
 Planning Approval [Signature] Date 10/10/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>no water/sewer</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/10/08</u>		

# 1749 North 15th



SCALE 1 : 261



ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.