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TCP \$	
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PLANNING CLEARANCE

BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)

Community Development Department

113481-10265 \$

Building Address 3041 N. 15th St

No. of Existing Bldgs 1 No. Proposed 1

Parcel No. 3945-013-06-019

Sq. Ft. of Existing Bldgs 1200 Sq. Ft. Proposed 192 (16x12)

Subdivision Fairmont North

Sq. Ft. of Lot / Parcel 2 10,800 (90x120)

Filing _____ Block 2 Lot 19

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

OWNER INFORMATION:

Height of Proposed Structure 14ft

Name Ryan Leonard

DESCRIPTION OF WORK & INTENDED USE:

Address 3041 North 15th St

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

City / State / Zip Grand Junction CO 81506

APPLICANT INFORMATION:

*TYPE OF HOME PROPOSED:

Name Ryan Leonard

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

Address 3041 N. 15th St

City / State / Zip Grand Jct CO 81506

NOTES: _____

Telephone 970-424-0139

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>20/25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>5/3</u> from PL Rear <u>10/5</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 Ryan Leonard Date 5/28/08

Department Approval Paul Hornbeck Date 3/28/08

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>no chg in use</u>
Utility Accounting <u>CMC</u>	Date <u>3/28/08</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)

9ft Utilities

~~XA~~

shed

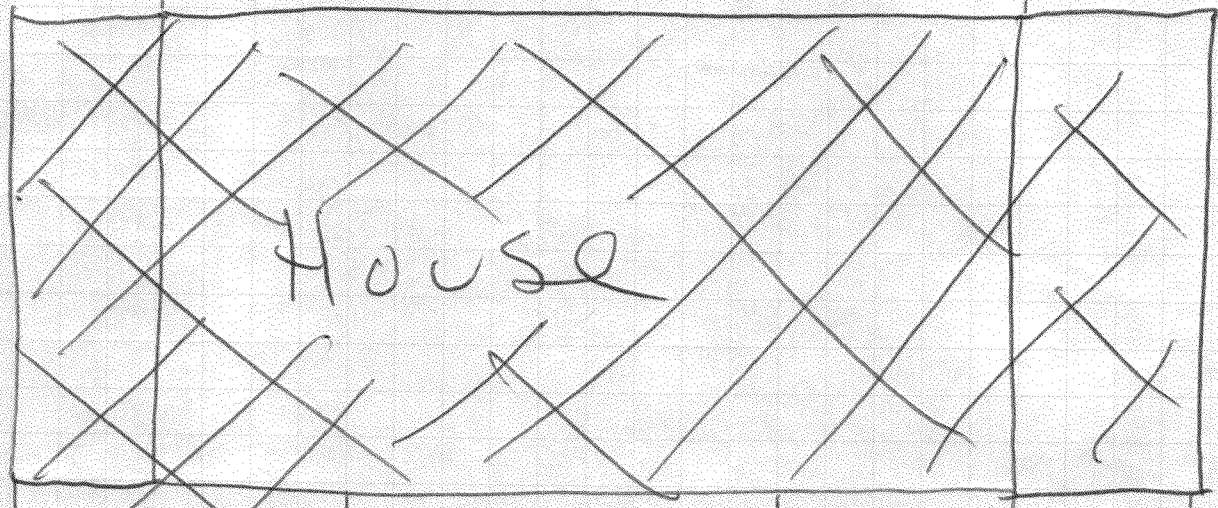
16ft

Lawn

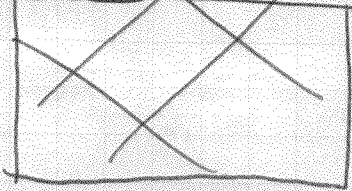
12ft

5ft

ACCEPTED *Paul Hornbush*
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.



House



Driveway

Patch



10