

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

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

BLDG PERMIT NO. _____

Building Address 526 28 Road
 Parcel No. 2943-073-10-002
 Subdivision RG Subdivision
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 2 No. Proposed —
 Sq. Ft. of Existing Bldgs 2109 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 0.16976139707 7394.8
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2349
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Louise Salazar
 Address 526 28 Road
 City / State / Zip Grand Junction, CO. 81506

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): Adding RAMP (240')

APPLICANT INFORMATION:

Name Paul Davis Bestoracion
 Address Felt Valley Ct. Unit #2
 City / State / Zip Grand Junction, CO. 81506
 Telephone 970-255-1971

***TYPE OF HOME PROPOSED:**

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

NOTES: Concrete support boxes, wood Ramp

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 <u>R-8</u>	Maximum coverage of lot by structures <u>70</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____		
Side <u>5</u> from PL Rear <u>10</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>		
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>PAID</u>		
Voting District _____	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).

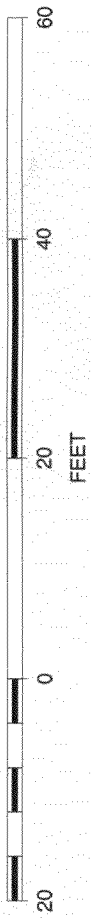
Applicant Signature [Signature] Date 8-28-08
 Planning Approval [Signature] Date 8-28-08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>8/28/08</u>		

526 28 Road



SCALE 1 : 205



10 x 24

ACCEPTED *Gayleen Henderson*

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 THURSDAY, August 28, 2008 10:32 AM