

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

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

BLDG PERMIT NO. _____

Belford

Building Address 405 BELZARD AVE
 Parcel No. 2945-142-09001
 Subdivision LOTS 122 GJ
 Filing _____ Block 15 Lot 1

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 900^{S.F.} Sq. Ft. Proposed 384^{S.F.}
 Sq. Ft. of Lot / Parcel 6,272 S.F.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1284 S.F. TOTAL
 Height of Proposed Structure 12

OWNER INFORMATION:

Name Liz Armstrong
 Address 405 BELZARD AVE
 City / State / Zip Gunnison Co. 81501

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): CARPORT

APPLICANT INFORMATION:

Name B. Moore
 Address 2507 OREANO AVE^{UNIT A}
 City / State / Zip Gunnison Co. 81501
 Telephone 970-241-7869/248-4792

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): N/A

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 R-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20'/25' from property line (PL) Permanent Foundation Required: YES NO
 Side 5'/3' from PL Rear 10'/5' from PL Floodplain Certificate Required: YES NO
 Maximum Height of Structure(s) 35' Parking Requirement PAID
 Voting District _____ Driveway Location Approval _____ Special Conditions TB
 (Engineer's Initials)

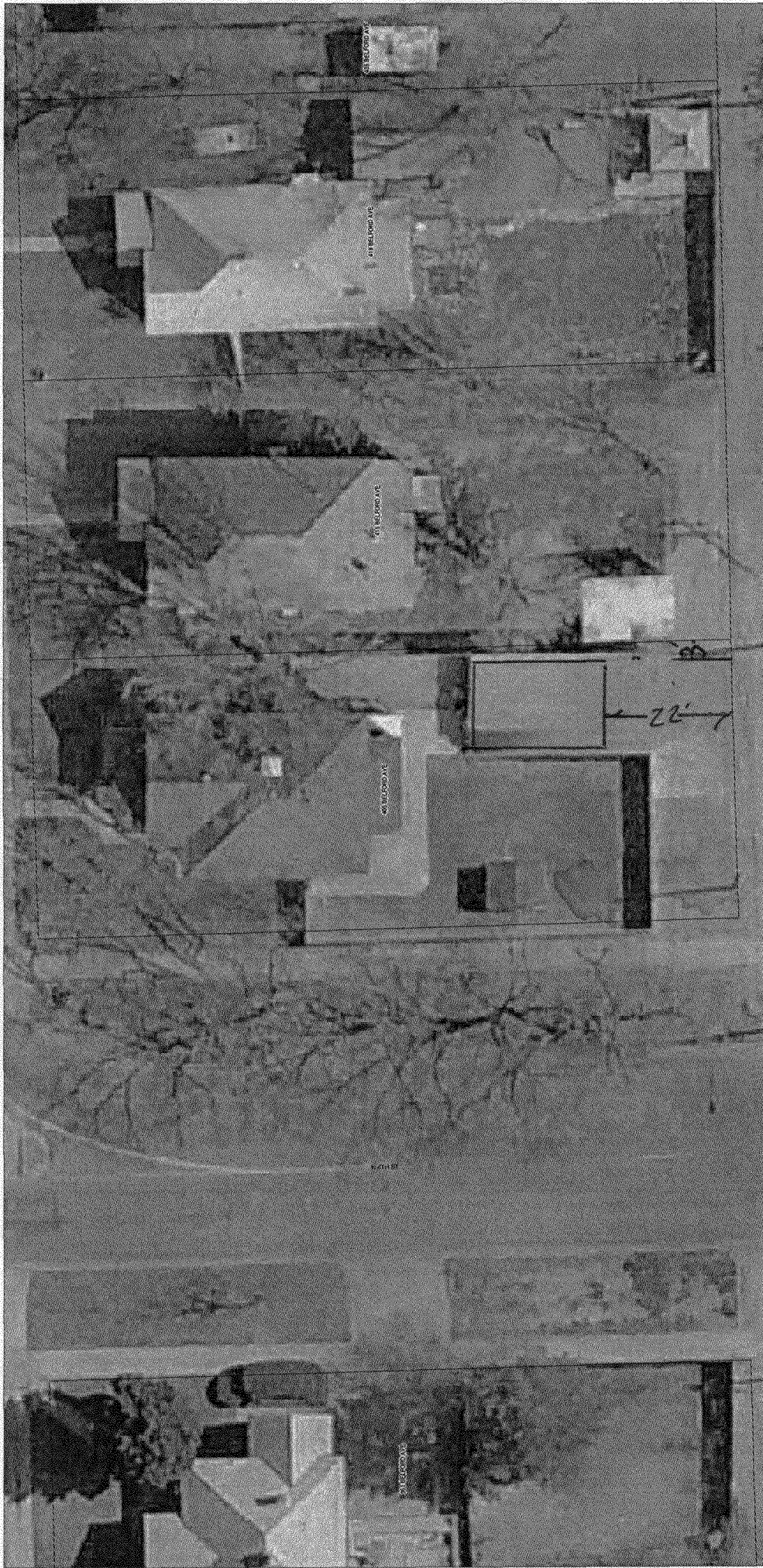
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 _____ Date 7-7-08
 Planning Approval Gayleen Henderson Date 7-7-08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>(Beasley)</u>	Date <u>7/7/08</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



3' from property line - side
Bryant Herderson 7-7-08

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.

SCALE 1 : 319

