

FEE \$	10 ⁰⁰
TCP \$	/
SIF \$	/

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. _____

109227-3326
419 Belford Ave

Building Address _____

Parcel No. 2945-142-09-003

Subdivision _____

Filing _____ Block 15 Lot 5/6

OWNER INFORMATION:

Name Marrie Swanson (Hibbard)

Address 419 Belford Ave

City / State / Zip Grand Junction, CO 81501

APPLICANT INFORMATION:

Name Marrie Hibbard

Address 419 Belford Ave

City / State / Zip Grand Junction CO 81501

Telephone 970-986-9845

No. of Existing Bldgs 2 No. Proposed 2

Sq. Ft. of Existing Bldgs 1386 ~~888~~ Sq. Ft. Proposed 198

Sq. Ft. of Lot / Parcel 6250

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1386 ~~888~~ 1584

Height of Proposed Structure 11 feet

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel
- Addition 11x18
- Other (please specify): _____

Living Space - ~~11x18~~

***TYPE OF HOME PROPOSED:**

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

NOTES: Not Rented out -

Washer Dryer Storage

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' from property line (PL) Permanent Foundation Required: YES _____ NO _____

Side 5' from PL Rear 10' from PL Floodplain Certificate Required: YES _____ NO _____

Maximum Height of Structure(s) 35' Parking Requirement _____

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 M Hibbard (Swanson) Date 8/8/08

Planning Approval Pat Dwyer Date 8/8/08

Additional water and/or sewer tap fee(s) are required: YES NO W/O No NO WTR / SWR

Utility Accounting 2 Date 8/8/08



ACCEPTED *lot 2442 8/1/08*
 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.