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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 3018 Big Bird Ave  
 Parcel No. 2943-162-08-012  
 Subdivision Grand Meadows South  
 Filing 2 Block 2 Lot 12

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 372  
 Sq. Ft. of Lot / Parcel 8,244  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 1342 + 400 + 372 = 2,114<sup>258</sup>  
 Height of Proposed Structure 13'

**OWNER INFORMATION:**

Name Mercilla Sanchez  
 Address 3018 Big Bird  
 City / State / Zip GJct CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Creative Design Builders  
 Address 896 Glenwood Ave  
 City / State / Zip GJct CO 81501  
 Telephone 250-1352

**\*TYPE OF HOME PROPOSED:**

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

NOTES: 23'2" x 16' addition  
Living room only no plumbing.

**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-5 Maximum coverage of lot by structures 60  
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES  NO   
 Side 5 from PL Rear 25 from PL Floodplain Certificate Required: YES  NO  **PAID**  
 Maximum Height of Structure(s) 35 Parking Requirement 2 **AUG 08 2008**  
 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 Brian Cherry Date 8-8-08  
 Planning Approval Judith Reynolds Date 8/8/08

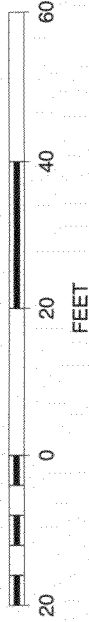
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>W. Benseley</u>	Date <u>8/8/08</u>		

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)

# City of Grand Junction GIS Zoning Map ©

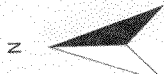


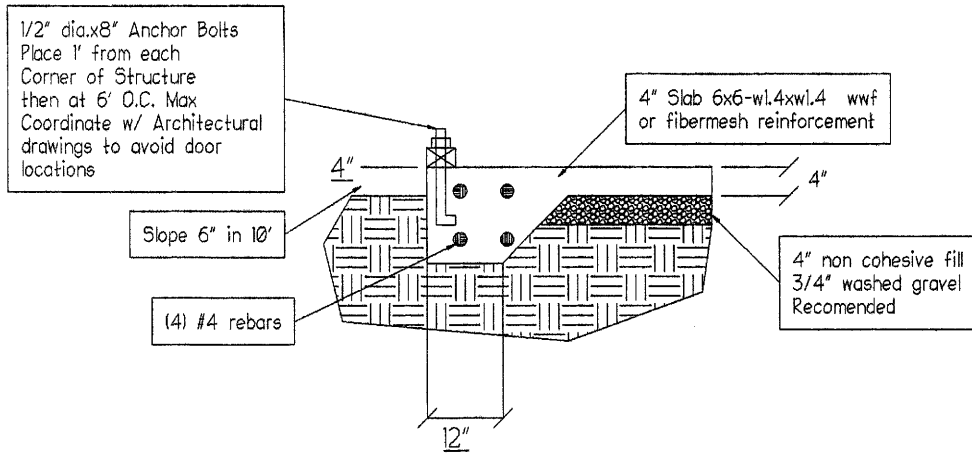
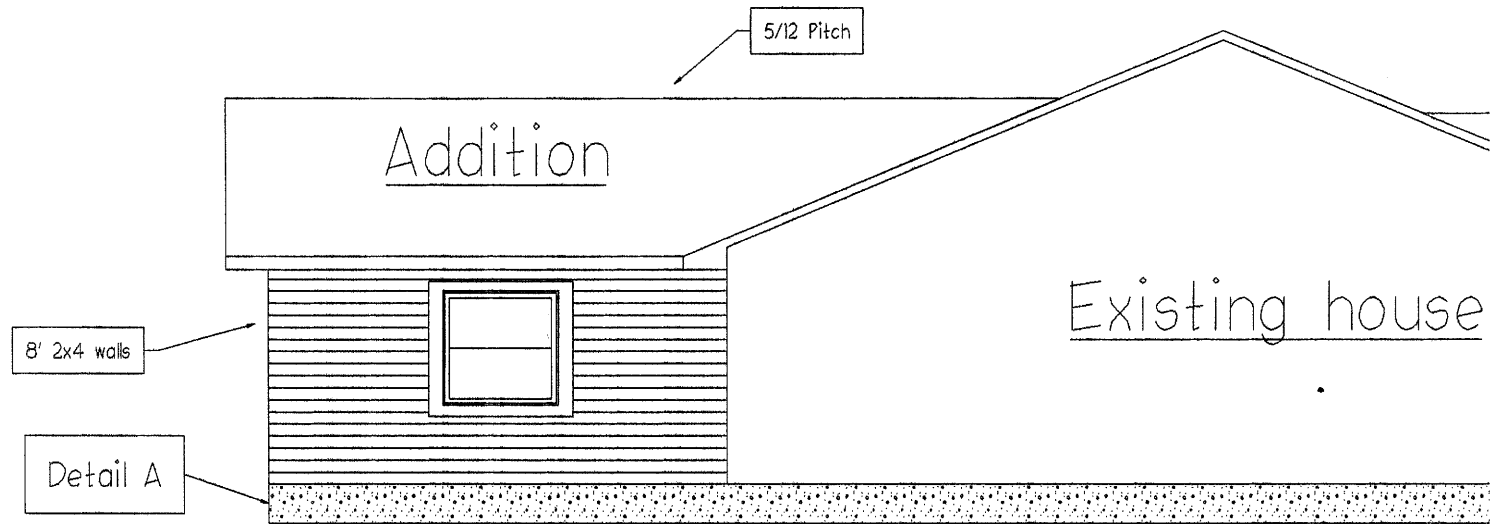
SCALE 1 : 305



ACCEPTED *L. Reynolds* 8/8/08

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.





Slab detail A

Creative Design Builders  
896 Glenwood Ave  
Grand Junction Co 81501  
970-250-1352

**3018 Big Bird Ave**

08/07/08 Mercilla Sanchez

