

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 114465-52441
3016 1/2 Big Bird Ave. No. of Existing Bldgs 1 No. Proposed —
Parcel No. 2973-162-08-011 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
Subdivision Grand Meadows South Sq. Ft. of Lot / Parcel _____
Filing 2 Block 2 Lot 11 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
Height of Proposed Structure _____

OWNER INFORMATION:

Name Cliff Schmidt
Address 3016 1/2 Big Bird Av.
City / State / Zip Grand Junction, CO

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): Garage interior only
Storage - clear lock.

APPLICANT INFORMATION:

Name Same
Address _____
City / State / Zip _____
Telephone 210-9950

***TYPE OF HOME PROPOSED:**

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

NOTES: ND WTR / SW2 Changes

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-5</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35</u>	Special Conditions <u>interior garage only</u>
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 Cliff A. Date 5-6-08
Department Approval Waylen Henderson Date 5-6-08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>ND WTR / SW2 Changes.</u>
Utility Accounting	Date <u>5/6/08</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)

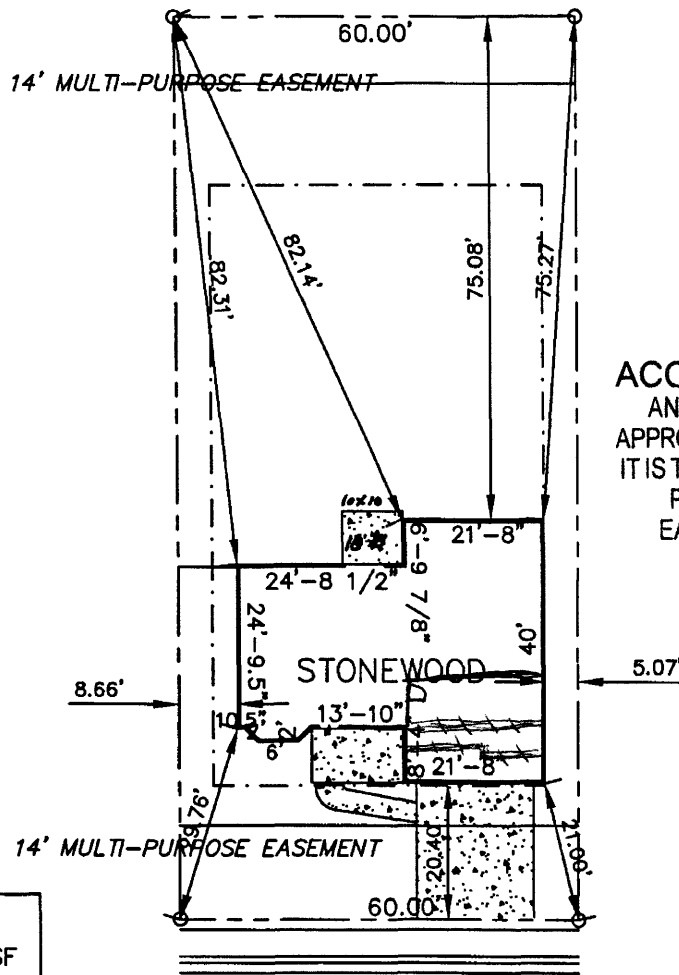
ACCEPTED *Clay Hall* 10/22/04
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



Scale = 1" = 20'

Drive on 9/22/04

GROSS SQ FT = 1563 SF
 IMPERVIOUS SQ FT = 4507.5 SF
 LOT 11 BLK 2 PARCEL = 8110.4 SF



5-6-08
 ACCEPTED *Hayden 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 PROPERTY LINES.

BIG BIRD AVE.
 GRAND MEADOWS-SO. SUBDIVISION
 3016-1/2 BIG BIRD AVE
 Lot 11 Block 2 8-SEPT-04
 20-SEPT-04

