

FEE \$	10.00
TCP \$	
SIF \$	

900 4056
 356
 1500 90
PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 138 Dorothy Ave
 Parcel No. 2945-252-12-011
 Subdivision ARTESIA Hts Replat Blk 3, 4, 5
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 338 No. Proposed _____
 Sq. Ft. of Existing Bldgs 3352 Sq. Ft. Proposed 162 addition
 Sq. Ft. of Lot / Parcel 27 = 11,761
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3513 30%
 Height of Proposed Structure 7

OWNER INFORMATION:

Name Sofia Vazquez
 Address 138 Dorothy Ave
 City / State / Zip G.J., CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / Zip _____
 Telephone (70) 243-0122

***TYPE OF HOME PROPOSED:**

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

NOTES: _____

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 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 Parking Requirement 2
 Maximum Height of Structure(s) 35 Special Conditions _____
 Voting District N/A Driveway Location Approval N/A (Engineer's Initials) TB

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 Sofia Vazquez Date 6-11-08
 Department Approval Tyler Reynolds Date 6/11/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>(Bensey)</u>	Date <u>6/11/08</u>		

City of Grand Junction GIS Zoning Map ©



ACCEPTED *L. P. [Signature]*
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.

138 Dorothy