

FEE \$	10.00
TCP \$	
SIF \$	

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

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

117858-19251

Building Address 2918 E 7/8 ROAD No. of Existing Bldgs 2 No. Proposed 1  
 Parcel No. 2943-082-00-053 Sq. Ft. of Existing Bldgs 6500 Sq. Ft. Proposed 1200  
 Subdivision \_\_\_\_\_ Sq. Ft. of Lot / Parcel 43,560 III  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 6500 sq'  
 Height of Proposed Structure 16'

**OWNER INFORMATION:**

Name JAMES F. O'MALLEY  
 Address 2918 E 7/8 ROAD  
 City / State / Zip GRAND JUNCTION, CO 81504

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): 46 STORAGE POLE BARN

**APPLICANT INFORMATION:**

Name Same  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 970-985-4501

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: Total p.m.e. struct ft = 5324; pole barn size is 22% of p.m.e. structure.

**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-4 Maximum coverage of lot by structures 50%  
 accessory  
 SETBACKS: Front 25 from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO   
 Side 3 from PL Rear 5 from PL Parking Requirement N.C.  
 Maximum Height of Structure(s) 35' Special Conditions \_\_\_\_\_  
 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 James F. O'Malley Date 1/24/08 1.44 2004's  
 Department Approval Judith A. Pava Date 1/24/08 outside

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Storage</u>
Utility Accounting <u>Dotto Power</u>	Date <u>1/24/08</u>		

132'

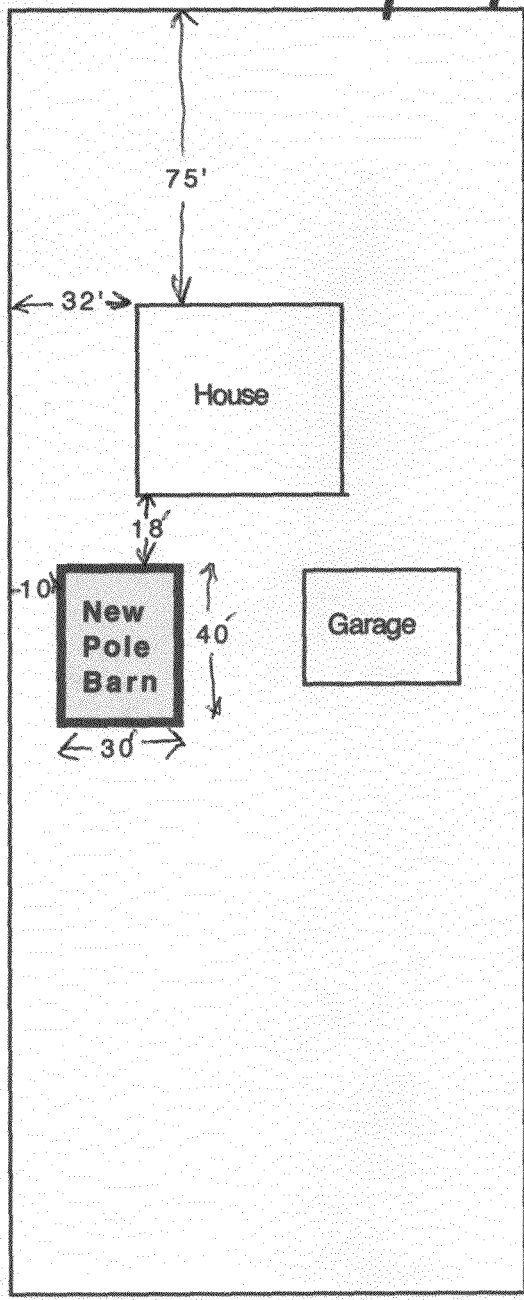
2918 E 7/8 Road

2918 E 7/8 Road

Plot Plan

Pole Barn Ag Storage

Scale: 1" = 50'



ACCEPTED *Judith A. Price*  
 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.