

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

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

123411-5731

Building Address 2842 Elm ave Nj 081504
 Parcel No. 2943 02300 231
 Subdivision 0
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 3 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1217 Sq. Ft. Proposed 320
 Sq. Ft. of Lot / Parcel 1/3 ac 12,196.8
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Les + Sandra Hogge
 Address same
 City / State / Zip _____

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): shed 16x20

APPLICANT INFORMATION:

Name Sandra Hogge
 Address 2842 Elm ave
 City / State / Zip Nj Co 81504
 Telephone 970-437-3508

***TYPE OF HOME PROPOSED:**

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

NOTES: Storage NO water/swr charge

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 Sandra Hogge Date 8-15-08
 Planning Approval Gayleen Anderson Date 8-15-08

Additional water and/or sewer tap fee(s) are required:	YES	<u>NO</u>	W/O No. <u>NO wtr / swr charge</u>
Utility Accounting <u>2</u>	Date <u>8/15/08</u>		

City of Grand Junction GIS Zoning Map ©



8-15-08

ACCEPTED *Bayleen 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.

