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

BLDG PERMIT NO. _____

Building Address 235 Hill Ave
 Parcel No. 2945-142-23-005
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 2 No. Proposed 3
 Sq. Ft. of Existing Bldgs 1300 Sq. Ft. Proposed 1876
 Sq. Ft. of Lot / Parcel 6200
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name DAN P. SAUNDERS
 Address 235 Hill Ave
 City / State / Zip GRAND JCT, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name DAN P. SAUNDERS
 Address 100 WESTERN VIEW RD.
 City / State / Zip GRAND JCT, CO 81503
 Telephone (970) 216-7384

***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 _____
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side 3' from PL Rear 5' from PL Parking Requirement _____
 Maximum Height of Structure(s) _____ 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 Dan P. Saunders Date 3/21/08
 Department Approval Pat Dumbly Date 3/21/08

Additional water and/or sewer tap fee(s) are required: YES NO W/O No.

Utility Accounting El Benschey Date 3/21/08

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)

PAID
 APR 1 2008

235 Hill Ave



ACCEPTED
ANY CHANGE OF SETBACKS
APPROVED BY THE CITY ENGINEERING DEPARTMENT
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE ALL SETBACKS
EASEMENTS AND UTILITY LINES

2474 Garage

