

# 4004

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FEE \$ <u>10.00</u>
TCP \$
SIF \$

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

BLDG PERMIT NO.
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Building Address 736 Hill Ave  
 Parcel No. 2995-141-14-008  
 Subdivision Grand Junction  
 Filing \_\_\_\_\_ Block 27 Lot 26 & E2 d27

No. of Existing Bldgs 2 No. Proposed 2  
 Sq. Ft. of Existing Bldgs 1056 / 280 Sq. Ft. Proposed 1056 / 280  
 Sq. Ft. of Lot / Parcel 4750  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) N/A  
 Height of Proposed Structure N/A

**OWNER INFORMATION:**

Name Charles & Maria Best  
 Address 736 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): Replace existing porch

**APPLICANT INFORMATION:**

Name same PAID  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 970-256-4004 or 241-1935

**\*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 PLANNING STAFF**

ZONE <u>R-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>
Side <u>5</u> from PL Rear <u>10</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>2</u>
Voting District <u>E</u> Driveway Location Approval _____ (Engineer's Initials)	Special Conditions _____

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).

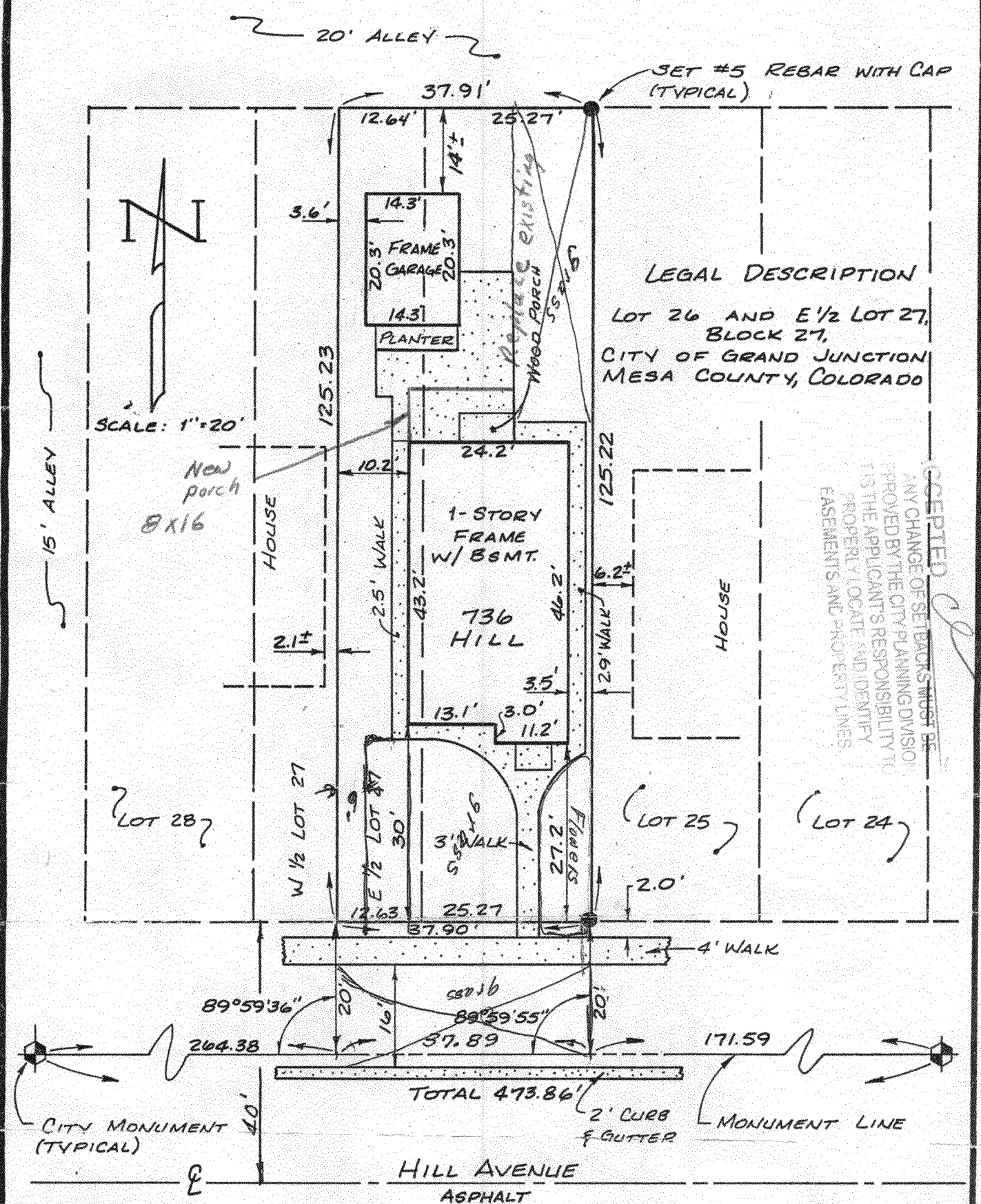
Applicant Signature Charles M Best Date 10-31-2008  
 Planning Approval C McLean Date 11/3/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
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Utility Accounting <u>U Bensley</u>	Date <u>11/3/08</u>
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VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pmk: Building Department) (Goldenrod: Utility Accounting)

PROPERTY IMPROVEMENT CERTIFICATE



IMPROVEMENT LOCATION CERTIFICATE

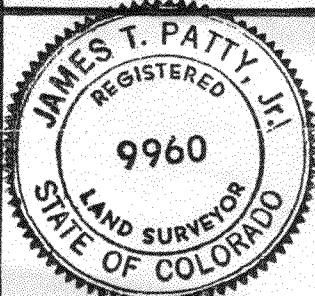
I hereby certify that this improvement location certificate was prepared for *American Savings and Loan* THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, and that it is not to be relied upon for the establishment of fence, building or other future improvement lines.

I further certify that the improvements on the above described parcel on this date, *January 19, 1987* except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no APPARENT evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

*James T. Patty Jr.*  
James T. Patty Jr., Colorado L.S. No. 9960

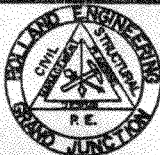
January 24, 1987

Date



ROLLAND ENGINEERING

844 GRAND AVENUE SUITE C  
GRAND JUNCTION, COLORADO 81501  
(303) 243-8300




Revision

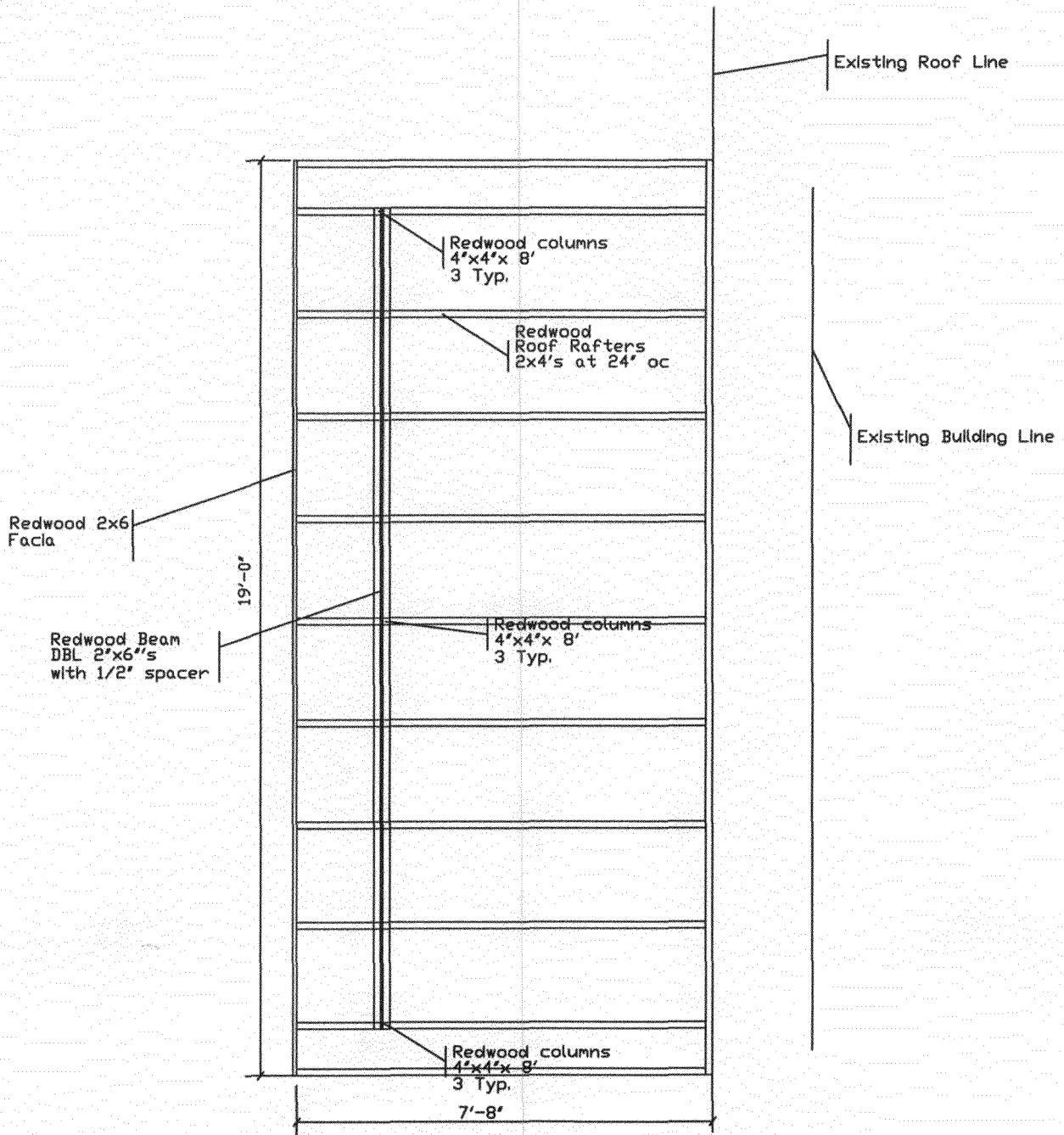
*Mike Best 736 Hill Ave 241-1935*

construction  
location



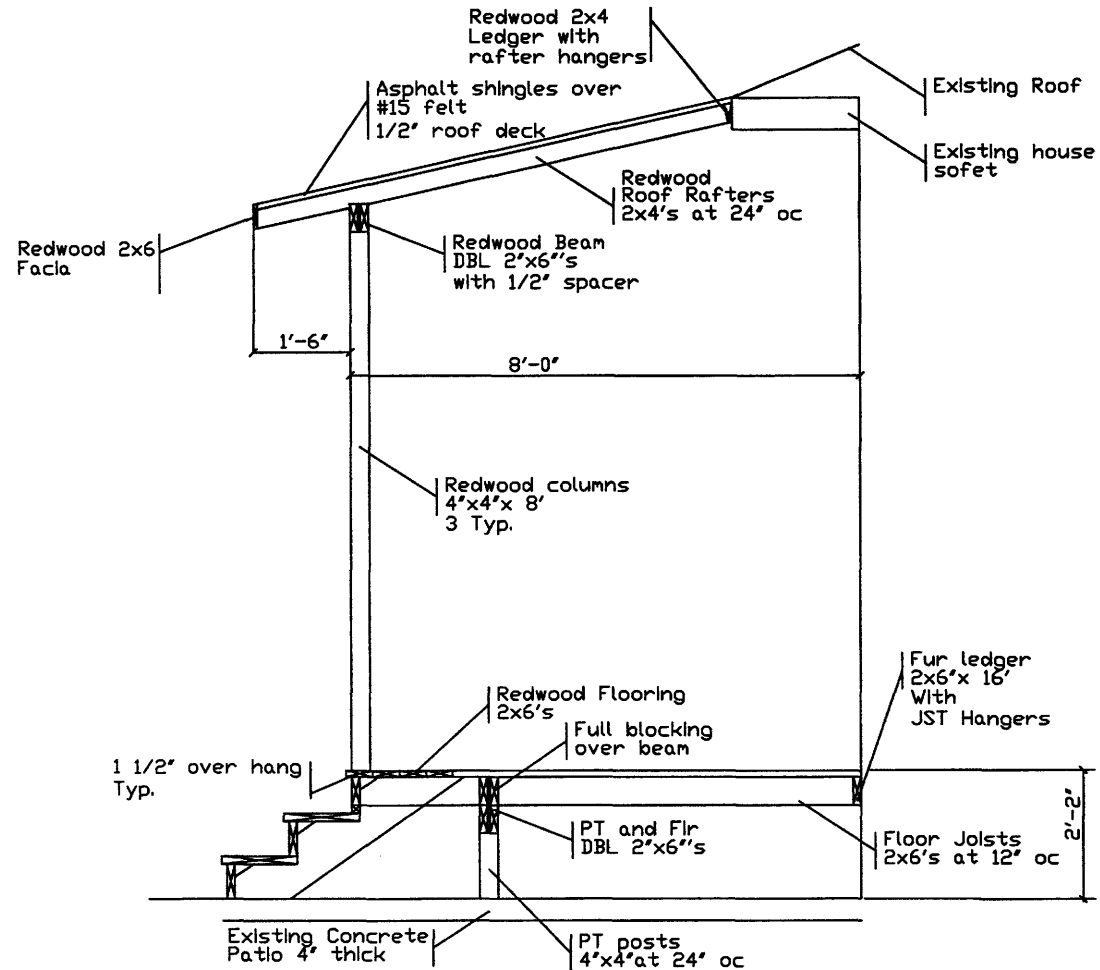
We are replacing the exist back ~~porch~~ porch with a new covered porch. The existing is 4x8' the new one will be 8x15'.

ACCEPTED   
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.



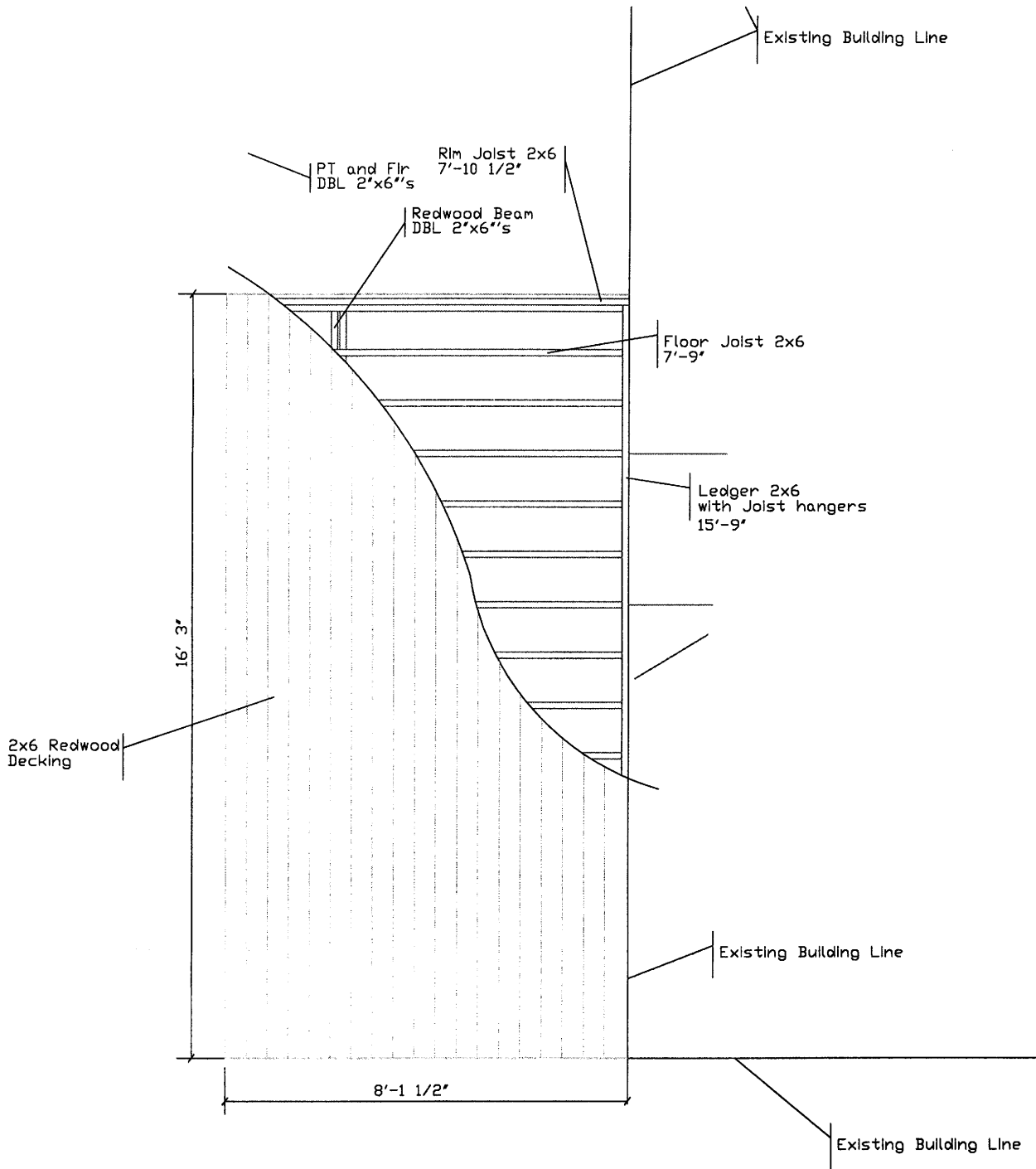
Roof Framing Plan  
None

ACCEPTED *cl*  
 ANY CHANGE OF SETBACKS MUST BE  
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APPROVED *[Signature]*  
 FOR CHANGE OF CONTRACT  
 BY THE CITY OF...  
 APPLICANT'S...  
 ...

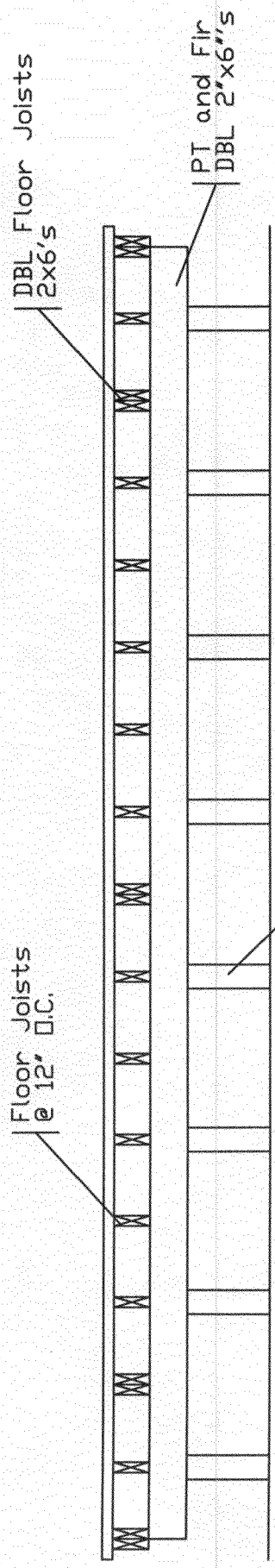
Porch Section  
 None



Floor Framing Plan  
None

RECEIVED *dr*  
 EXCHANGE OF FEES MUST BE  
 RECEIVED BY THE CHIEF OF DIVISION  
 OF THE BOARD OF RECORDS IN THE  
 OFFICE OF THE CLERK AND DEPUTY  
 CLERK OF THE BOARD OF RECORDS

ACCEPTED  
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BASEMENTS AND PROPERTY LINES.



Floor Section

None