

42

FEE \$	10 ⁰⁰
TCP \$	1500 10
SIF \$	1000

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 1025 Hill Ave
 Parcel No. 2945-141-20-004
 Subdivision Grand Junction
 Filing _____ Block 43 Lot 6+7

No. of Existing Bldgs 2 No. Proposed 2
 Sq. Ft. of Existing Bldgs 941 Sq. Ft. Proposed 1346
 Sq. Ft. of Lot / Parcel 6273 SF
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1452
 Height of Proposed Structure 14'

OWNER INFORMATION:

Name bel A. + SANDI M. Mahnke
 Address 1815 O ROAD
 City / State / Zip FRUITA, CO 81521

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name RidEMORE Enterprises
 Address 703 232 1/2 Rd.
 City / State / Zip Grand Jct., CO 81505
 Telephone 970-242-7444

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

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).

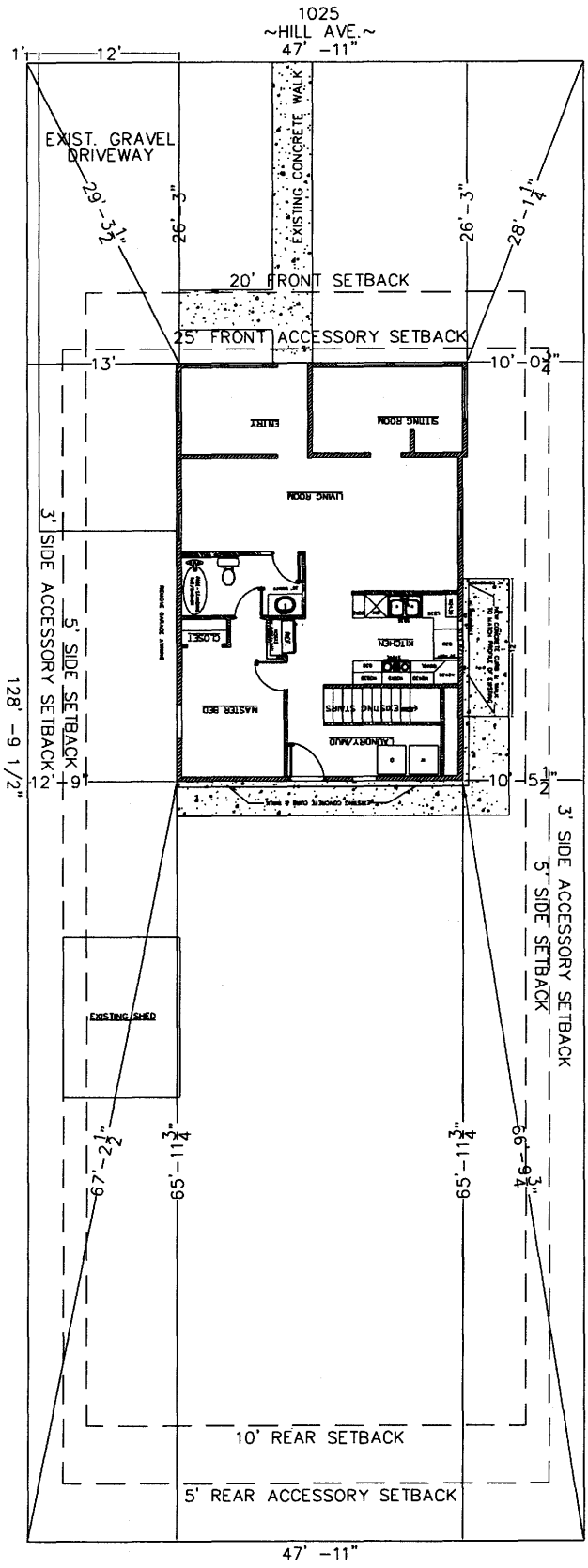
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 6/25/08
 Department Approval Pat Dunlap Date 6/26/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>C. Bensley</u>	Date <u>6/25/08</u>		

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)

1
P1
1" = 10'
PLOT PLAN



LOT - .144 ACRES

- SETBACKS:**
 20' FRONT SETBACK
 25' FRONT ACCESSORY SETBACK
 10' REAR SETBACK
 5' REAR ACCESSORY SETBACK
 5' SIDE SETBACK
 3' SIDE ACCESSORY SETBACK



MAIN FLOOR EXISTING: 804 SQ. FT.
 BASEMENT: 683 SQ. FT.
 --- EXISTING WALLS
 --- NEW WALLS

CONTRACTOR IS TO FIELD VERIFY ALL DIMENSIONS
 EXTERIOR CHANGES INCLUDE: SIDEWALK ALONG EAST WALL
 4BSF UNCOVERED, RE-SIDE WITH 50YR CEMENT LAP, INSTALL
 NEW WINDOWS & DOORS, REMOVAL OF
 GARAGE AWNING ON WEST SIDE, NEW REAR ROOF

ACCEPTED *Pat Overton 6/24/08*
 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.

P1

REVISIONS:

DRAWING BY:

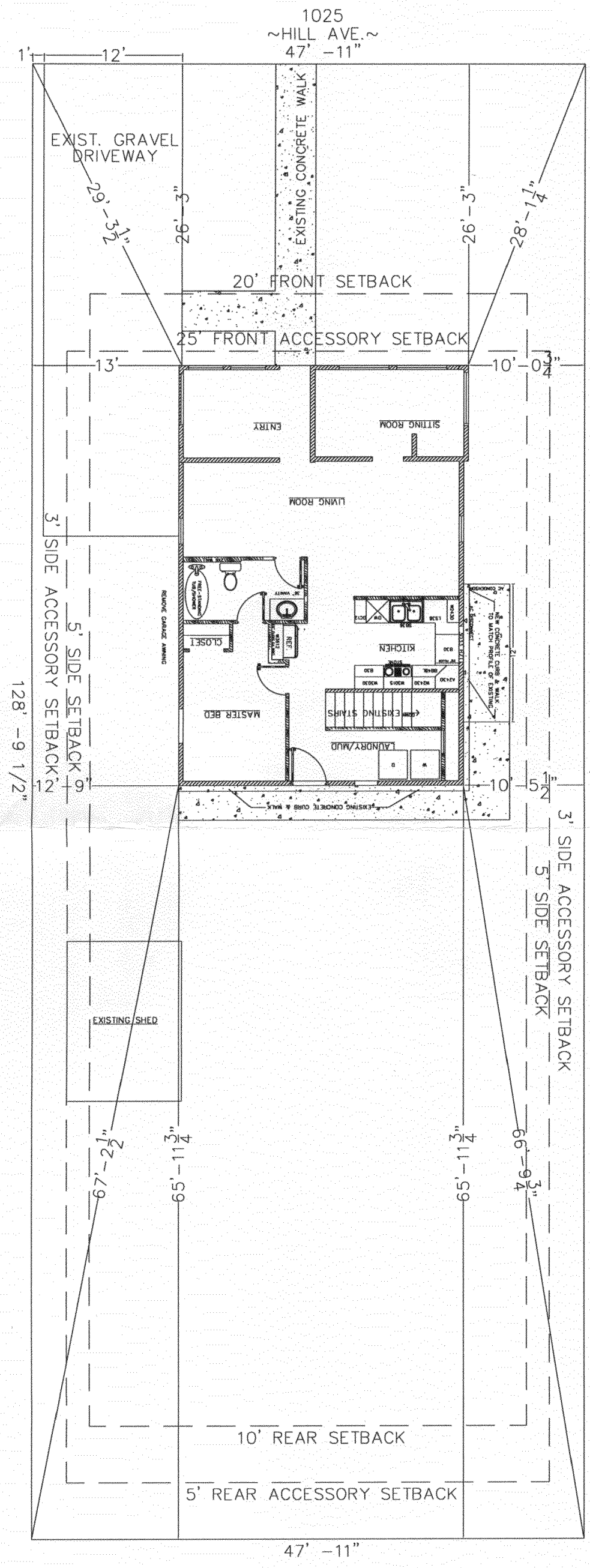
NO

PLAN DATE:
6-25-08

1025 HILL AVE.
 REMODEL

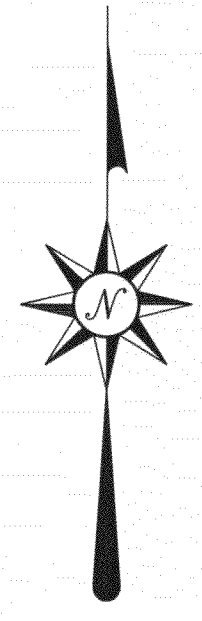
Ridmore Enterprises, Inc.
 703 2^{1/2} Road
 Grand Junction, CO. 81505
 Phone: 970-242-7444
 Fax: 970-242-7454
 Ridmore@ocsol.net

ACCEPTED *Pat Decker 6/26/08*
 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.



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P1	REVISIONS:
DRAWING BY:	KD
PLAN DATE:	6-25-08

1025 HILL AVE.
 REMODEL

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