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TCP \$	/
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

5495 - 3442

Building Address 1103 HILL AVE.

No. of Existing Bldgs 1 No. Proposed 2

Parcel No. 2945-141-19-001

Sq. Ft. of Existing Bldgs 985 Sq. Ft. Proposed 800

Subdivision _____

Sq. Ft. of Lot / Parcel 6250

Filing _____ Block _____ Lot _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1900

OWNER INFORMATION:

Name DAVE & MINDY BLAIR

Height of Proposed Structure 14'

Address 1103 HILL AVE

DESCRIPTION OF WORK & INTENDED USE:

City / State / Zip G.J., CO 81501

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): 20'x40' DETACHED GARAGE

APPLICANT INFORMATION:

Name MOR STORAGE SALES

NO WTR / SWR CHANGE - Storage.

Address 3010 I-70 B

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

City / State / Zip G.J., CO 81504

NOTES: _____

Telephone 254-0460

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 <u>70%</u>
SETBACKS: Front <u>20/25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>5/3</u> from PL Rear <u>10/5</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35'</u>	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 [Signature] Date 7-15-08

Department Approval [Signature] Date 7/16/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>NO</u>	W/O No. <u>NO WTR / SWR CHANGE</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/16/08</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)

DAVE & MINDY BLAIR
1103 HILL AVE.

ACCEPTED *Pat Dunlop 7/16/08*
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.

