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

BLDG PERMIT NO. _____

99350-12081

Building Address 1905 Linden Ave
 Parcel No. 2945-261-18-001
 Subdivision Orchard Mesa Heights
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed _____
 Sq. Ft. of Existing Bldgs 1703 Sq. Ft. Proposed 576
 Sq. Ft. of Lot / Parcel 8232
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure < 35'

OWNER INFORMATION:

Name Chad Schlicht
 Address 1905 Linden Ave
 City / State / Zip Grand Jct, CO 81503

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): Detached Separate Garage

APPLICANT INFORMATION:

Name Chad Schlicht
 Address 1905 Linden Ave
 City / State / Zip Grand Jct, CO 81503
 Telephone 970 201 0056

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): Detached Separate Garage

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 <u>70%</u>		
SETBACKS: Front <u>20/25</u> <i>→ accessory struc.</i> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>5/3</u> from PL Rear <u>10/5</u> from PL	Parking Requirement <u>n/a</u>		
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 _____

Department Approval *Paul Hennbeck* Date _____

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>No change</u>
Utility Accounting	Date <u>1-25-08</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)



ACCEPTED *Paul H. Harkbeck*
 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.

Property line