

FEE \$	10.00
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. _____ *AL*

Building Address 131 MIRIAM AVE
 Parcel No. 2945-252-12-007
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs ^{approx} 1300 Sq. Ft. Proposed 176
 Sq. Ft. of Lot / Parcel .27 ACRES **SHED**
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____ *OK. JPK*
 Height of Proposed Structure 7'4"

OWNER INFORMATION:

Name KEN ASHINHURST
 Address 298 DARTMOUTH LN.
 City / State / Zip GRAND J.C.T. CO. 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Shed 16.2 x 11.4
enclose carport for storage

APPLICANT INFORMATION:

Name _____
 Address _____
 City / State / Zip _____
 Telephone 255-8259

***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-5</u> <i>principal/accessory</i>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20/25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <input checked="" type="checkbox"/>
Side <u>5/3'</u> from PL Rear <u>10/5'</u> from PL	Parking Requirement _____ PAID
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 Ken Ashin Hurst Date _____
 Department Approval Judith A. Pica Date 6/20/08

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>6/20/08</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)

15' setback 8' setback

131 MIRIAM AVE

131 MIRIAM AVE

131 MIRIAM AVE

Enclosed Carport



131 Miriam Ave

SHEO is 2nd SE CR REPORT

SCALE 1:209

ACCEPTED *Jacob A. Lee*

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.

