

FEE \$	10.00
TCP \$	
SIF \$	

PLANNING CLEARANCE

BLDG PERMIT NO.	<i>[Signature]</i>
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(Single Family Residential and Accessory Structures)
Public Works & Planning Department

71542-2512

Building Address 1127 Ouray Ave
 Parcel No. 2945-141-42-004
 Subdivision City of GS
 Filing _____ Block 67 Lot 788

No. of Existing Bldgs 2 No. Proposed 2
 Sq. Ft. of Existing Bldgs 1600 Sq. Ft. Proposed 1750
 Sq. Ft. of Lot / Parcel 6250 sq'
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2142 sq'
 Height of Proposed Structure 12'

OWNER INFORMATION:

Name Janet Arclson & John Bullentyne
 Address 1127 Ouray Ave
 City / State / Zip GS 81501

DESCRIPTION OF WORK & INTENDED USE:

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

Replacement of existing

APPLICANT INFORMATION:

Name R.G. Cowan Design/Build
 Address 1041 Ouray Ave
 City / State / Zip GS 81501 **PAID**
 Telephone 243-4737

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: *demo & Removing existing porch @ Rear of house adding 314 bathroom*

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 R8 Maximum coverage of lot by structures 70
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side 5/3 from PL Rear 10/5 from PL Floodplain Certificate Required: YES _____ NO _____
 Maximum Height of Structure(s) 35 Parking Requirement 2
 Voting District _____ Driveway Location Approval _____ Special Conditions _____
 (Engineer's Initials)

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 [Signature] Date 9-29-08
 Planning Approval [Signature] Date 9/29/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>add 314 bath</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/29/08</u>		

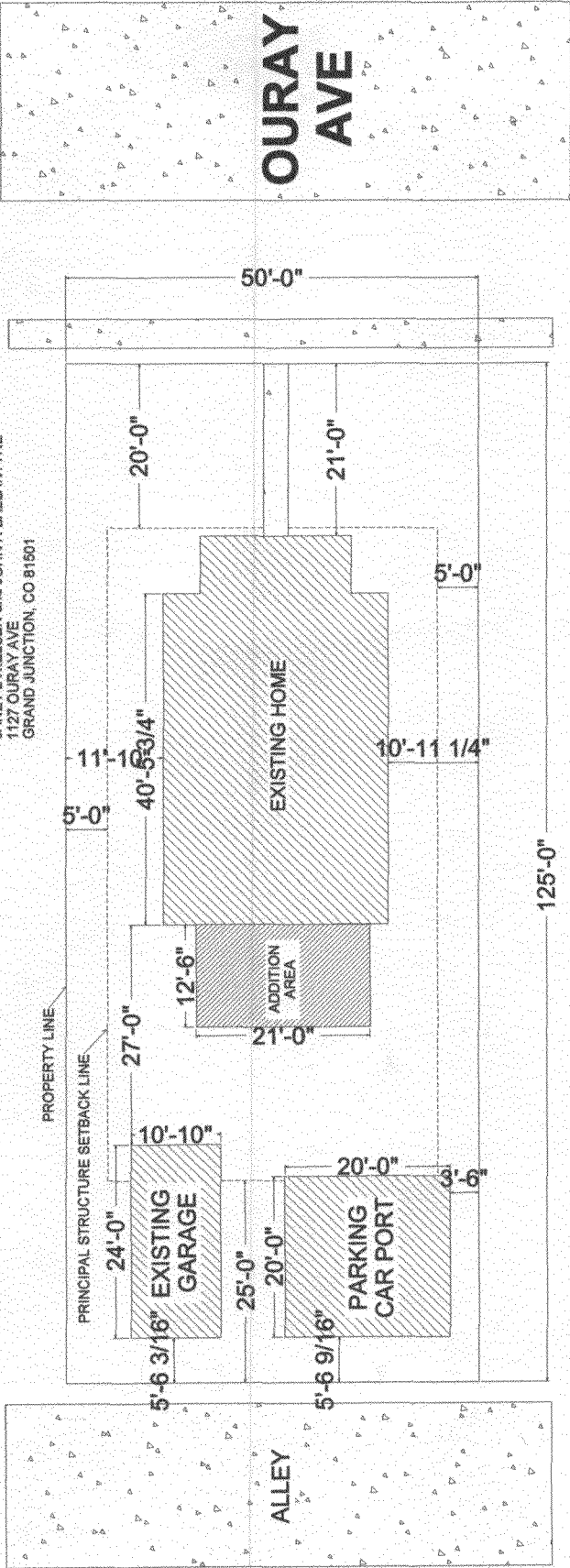
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Cricker

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION
IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY FACSIMILES AND PROPERTY LINES.

SITE PLAN:

PARCEL # 2945-141-42-004
JANET L. NIELSEN and JOHN A. BALLANTYNE
1127 OURAY AVE
GRAND JUNCTION, CO 81501



CARPORT COVERS 400 SQ' OF LOT AREA
EXISTING GARAGE COVERS 280 SQ' OF LOT AREA
EXISTING HOME COVERS 1230 SQ' OF LOT AREA
ADDITION COVERS 252 SQ' OF SURFACE AREA
TOTAL IMPERVIOUS SURFACE = 2142 SQ'