

FEE \$ <u>1000</u>
TCP \$
SIF \$

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO.

71073-7169

Building Address 1285 PINYON AVE.

Parcel No. 2945-122-00-107

Subdivision FAIRMOUNT

Filing _____ Block 1 Lot 4

No. of Existing Bldgs 1 No. Proposed 2

Sq. Ft. of Existing Bldgs 782 Sq. Ft. Proposed 336

Sq. Ft. of Lot / Parcel 6250 SF

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1240

Height of Proposed Structure 12'

OWNER INFORMATION:

Name VOLNEY DERUSH

Address 2155 BUFFALO DR.

City / State / Zip G.J., CO 81507

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel Addition

Other (please specify): 14' x 24' DETACHED GARAGE
336 sq ft

APPLICANT INFORMATION:

Name MOR STORAGE SALES

Address 3010 I-70 B

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

Telephone 254-0460

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): _____

NOTES: NEW 14' x 24' DETACHED GARAGE

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 <u>R-8</u>	Maximum coverage of lot by structures <u>7070</u>
SETBACKS: Front <u>20/25</u> 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	Floodplain Certificate Required: YES _____ NO <u>X</u>
Maximum Height of Structure(s) <u>35</u>	Parking Requirement _____
Voting District _____ Driveway Location Approval _____ (Engineer's Initials)	Special Conditions _____

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 Gary H. Bleckner Date 9-25-08

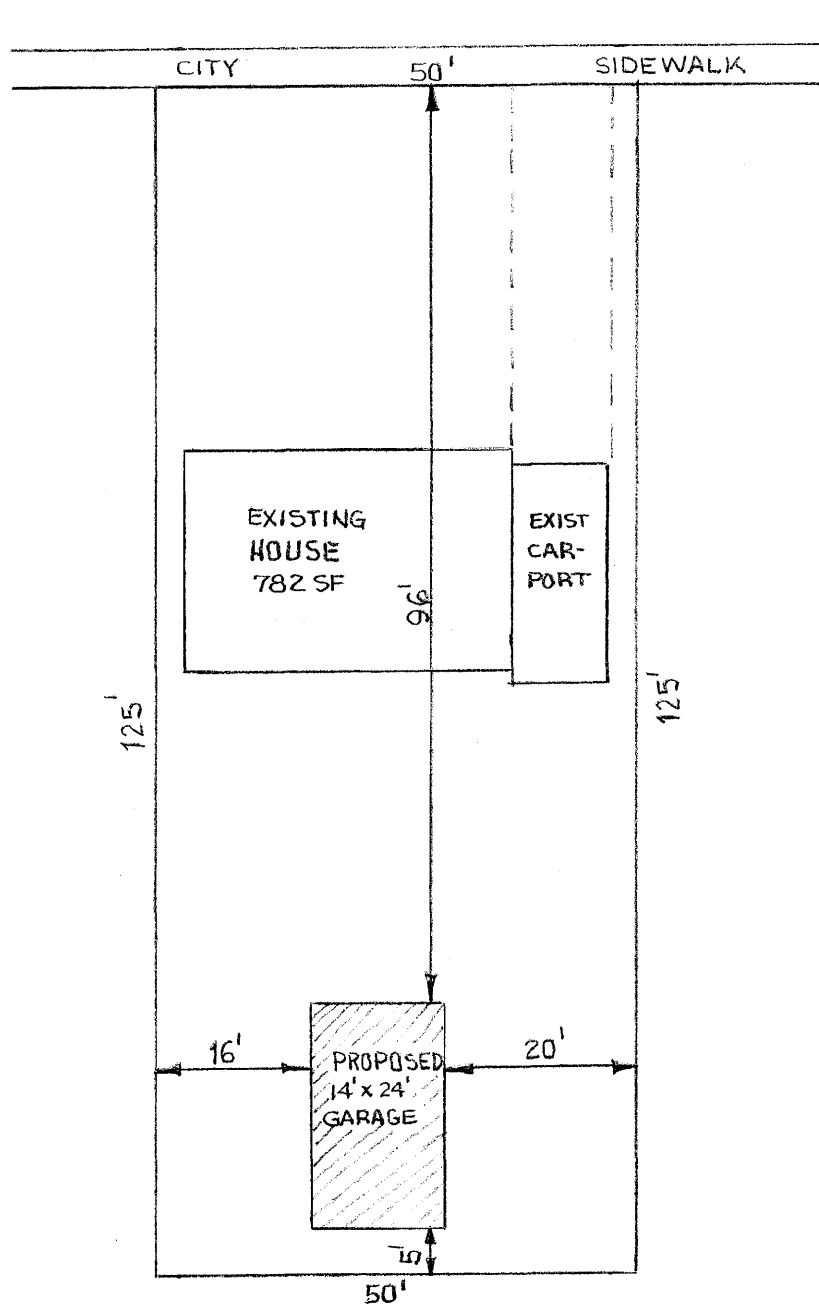
Planning Approval Pat Dunlap Date 9/29/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>NAS 202 / WTR Charge</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)

VOLNEY DeRUSH
1285 PINYON AVE.

PINYON AVE.



ALLEY

ACCEPTED *Pat Dunlap 9/29/68*
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.