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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

BLDG PERMIT NO. \_\_\_\_\_ *h*

Building Address 46536-468  
244 Pitkin  
 Parcel No. 2945-143-35-017  
 Subdivision Grand Junction  
 Filing \_\_\_\_\_ Block 142 Lot 20 & 21

No. of Existing Bldgs 2 No. Proposed SAME  
 Sq. Ft. of Existing Bldgs 2360 Sq. Ft. Proposed SAME  
 Sq. Ft. of Lot / Parcel 6272  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure NO CHANGE

**OWNER INFORMATION:**

Name LICIA, Juanita Munoz  
 Address 244 Pitkin Ave PO Box 1003  
 City / State / Zip Grand Jct CO 81502

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Juanita Munoz  
 Address 244 Pitkin Ave  
 City / State / Zip Grand Jct CO 81503  
 Telephone 970-263-8324

- Screener area porch*
- \*TYPE OF HOME PROPOSED:
- Site Built  Manufactured Home (UBC)
  - Manufactured Home (HUD)
  - Other (please specify): \_\_\_\_\_

NOTES: NO WTR/SWR Charge.

**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>B-2</u>	Maximum coverage of lot by structures <u>N/A</u>		
SETBACKS: Front <u>15</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____		
Side <u>0</u> from PL Rear <u>0</u> from PL	Floodplain Certificate Required: YES _____ NO _____		
Maximum Height of Structure(s) <u>65</u>	Parking Requirement _____		
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)	Special Conditions _____	

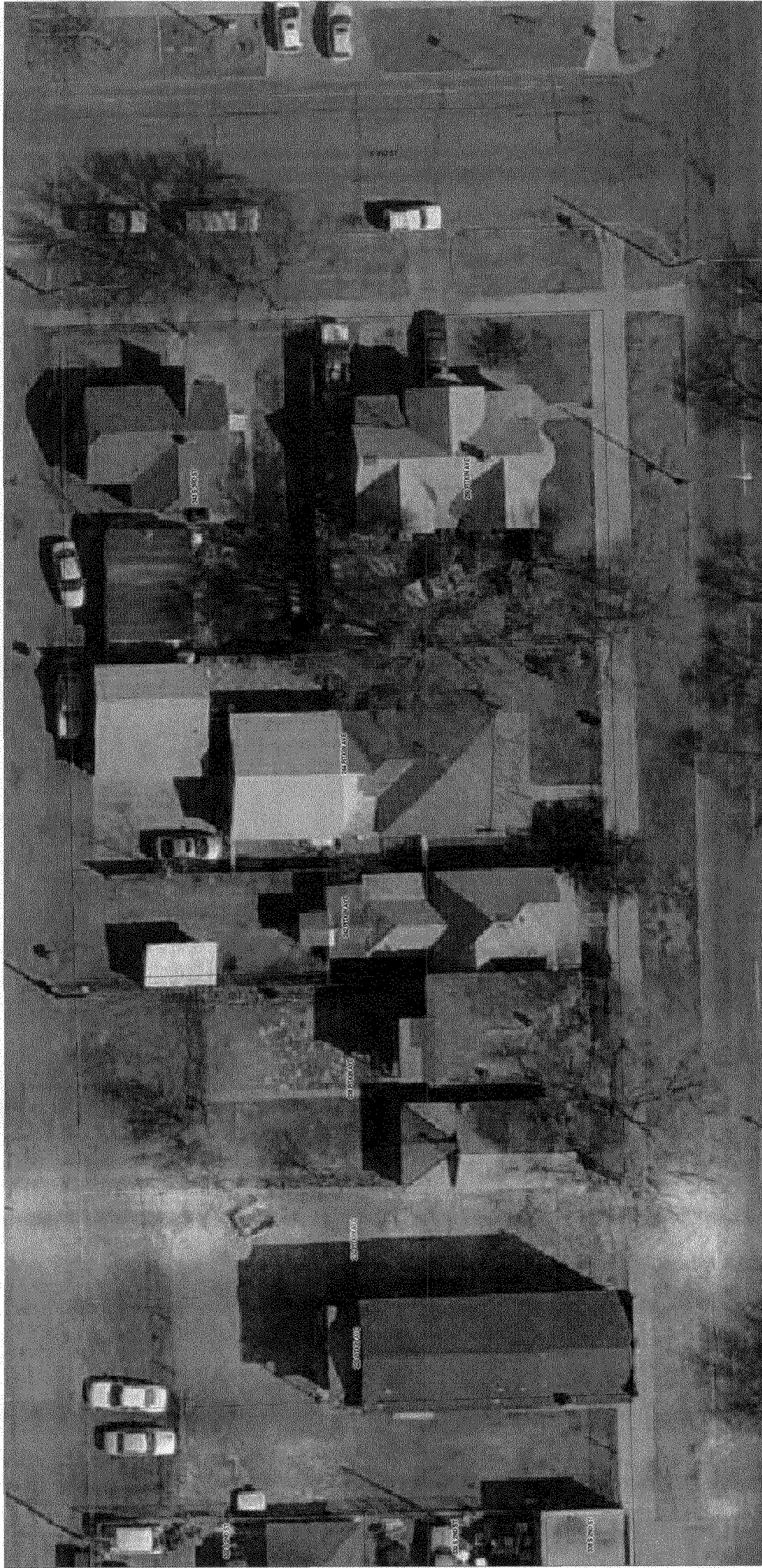
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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).

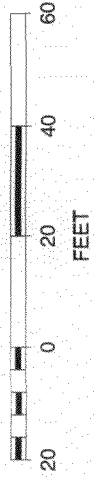
Applicant Signature Juanita Munoz Date 11-13-08  
 Planning Approval [Signature] Date 11-13-08

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>NO WTR/SWR Charge</u>	W/O NO <u>NO WTR/SWR Charge</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/13/08</u>		

# 244 Pitkin



SCALE 1 : 406



RECEIVED

NOV 13 2008

COMMUNITY DEVELOPMENT  
DEPT.



ACCEPTED *cl*  
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.

ACCEPTED

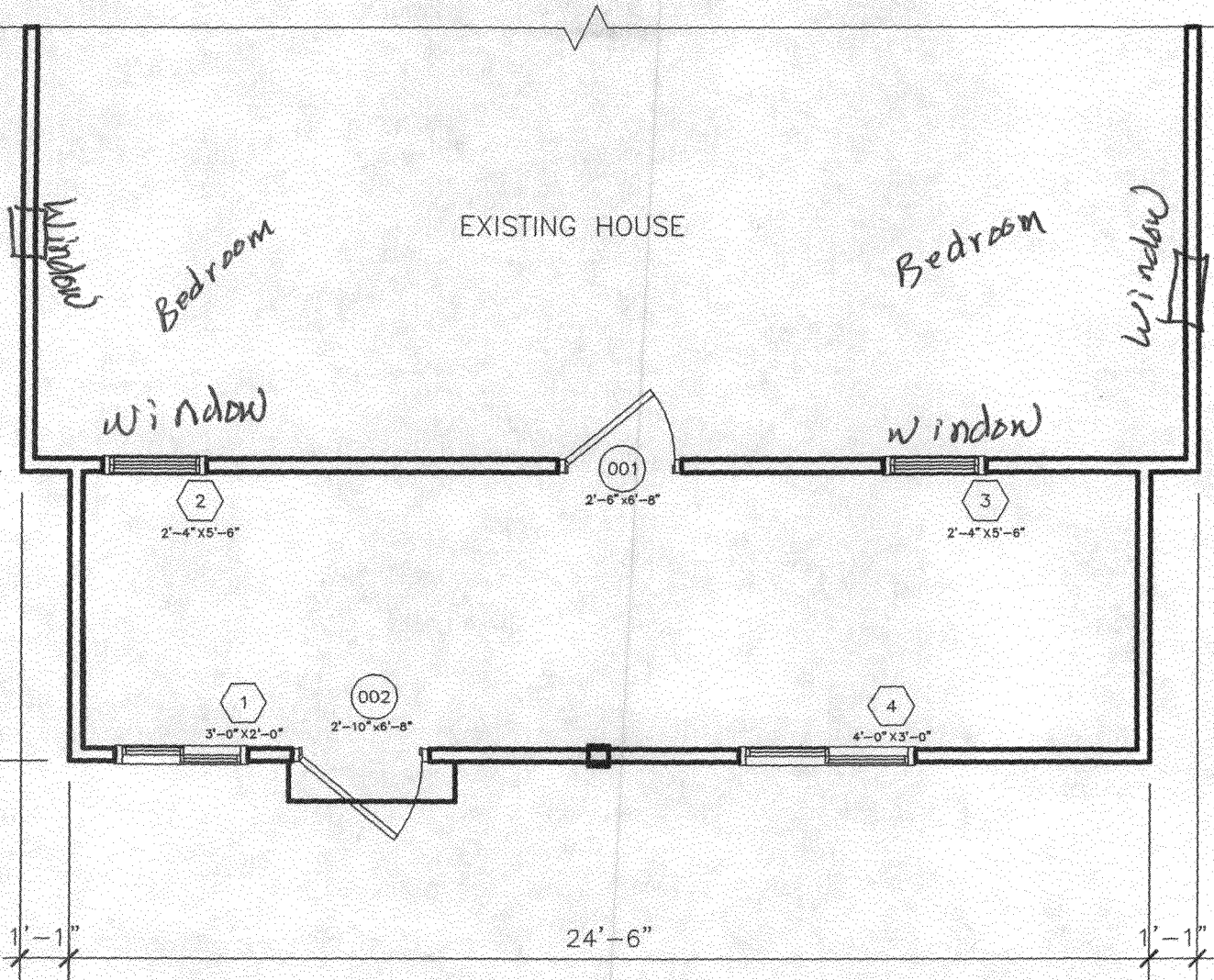


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NOV 13 2008

COMMUNITY DEVELOPMENT DEPT.

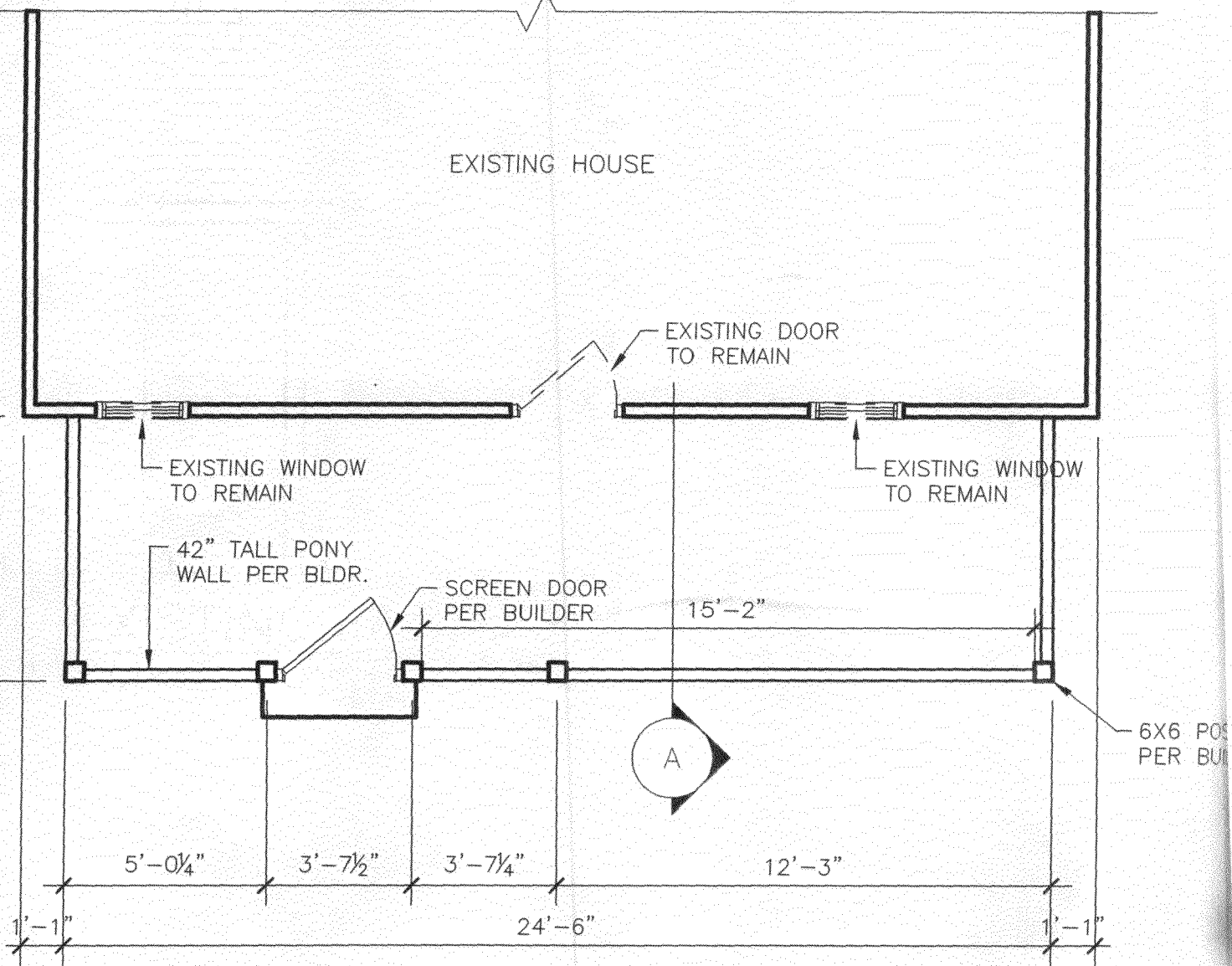


**EXISTING COVERED PORCH**

$1/4" = 1'-0"$

ACCEPTED *cl*

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# PROPOSED SCREENED-IN-DECK

1/4" = 1'-0"