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TCP \$	/
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. 105799-3699

Building Address 2857 1/2 TOWER AVE, GJ, 81501 No. of Existing Bldgs 2 No. Proposed 2
 Parcel No. 2943-181-03-008 Sq. Ft. of Existing Bldgs 728 Sq. Ft. Proposed 728
 Subdivision MEERS Sq. Ft. of Lot / Parcel 8610
 Filing _____ Block 8 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 841
 Height of Proposed Structure 12 FT

OWNER INFORMATION:

Name WALT + DIANA McILHEENY
 Address 2107 NODESHA WAY
 City / State / Zip GJ, CO 81507

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): FIRE DAMAGE REPAIR

APPLICANT INFORMATION:

Name FAITH CONSTRUCTION
 Address 504 28 1/2 RD
 City / State / Zip GRAND JUNCTION, CO 81501
 Telephone (970) 241-3214

***TYPE OF HOME PROPOSED:**

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

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(s) with all easements & rights-of-way which abut the parcel.

PAYED
 OCT 31 2008

THIS SECTION TO BE COMPLETED BY PLANNING STAFF	
ZONE <u>R-8</u>	Maximum coverage of lot by structures <u>RB</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>5</u> from PL Rear <u>10</u> from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) <u>35</u>	Parking Requirement _____
Voting District _____	Special Conditions _____
Driveway Location Approval _____ (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 10/31/08
 Planning Approval Pat Olenky Date 10/31/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>number of sewer addition</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/31/08</u>		

2857 1/2 Teller Ave

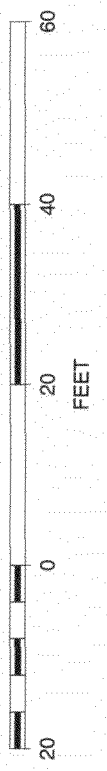


Rebuild fire damage

ACCEPTED Sat 10/31/08

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.

SCALE 1 : 251



Main Level

