

FEE \$	5.00
TCP \$	
SIF \$	

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. _____

105799-3699

Building Address 2857 1/2 Teller Ave No. of Existing Bldgs 2 No. Proposed Same

Parcel No. 2943-181-03-008 Sq. Ft. of Existing Bldgs 728⁴⁸ = 776 Sq. Ft. Proposed Same

Subdivision Meeks Sub Sq. Ft. of Lot / Parcel 8494

Filing _____ Block 3 Lot 7 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 776

Height of Proposed Structure N/A

OWNER INFORMATION:

Name Diana McThenny

Address 2107 Madash Way

City / State / Zip Grand Jct, 81507

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel

Other (please specify): interior Addition
drywall - due to fire
& reinsulate 6 interior walls

APPLICANT INFORMATION:

Name Rich White

Address 3888 G 7th Rd

City / State / Zip Palisade 81526

Telephone 467-7112

*TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): _____

NOTES: No WTR / SWR change.

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 R-8 Maximum coverage of lot by structures 70

SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES _____ NO N/A

Side 5 from PL Rear 10 from PL Floodplain Certificate Required: YES _____ NO X

Maximum Height of Structure(s) 35 Parking Requirement _____

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).

X Applicant Signature [Signature] Date 11-24-08

Planning Approval C. McKee Date 11-24-08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No WTR / SWR change.</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/24/08</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)



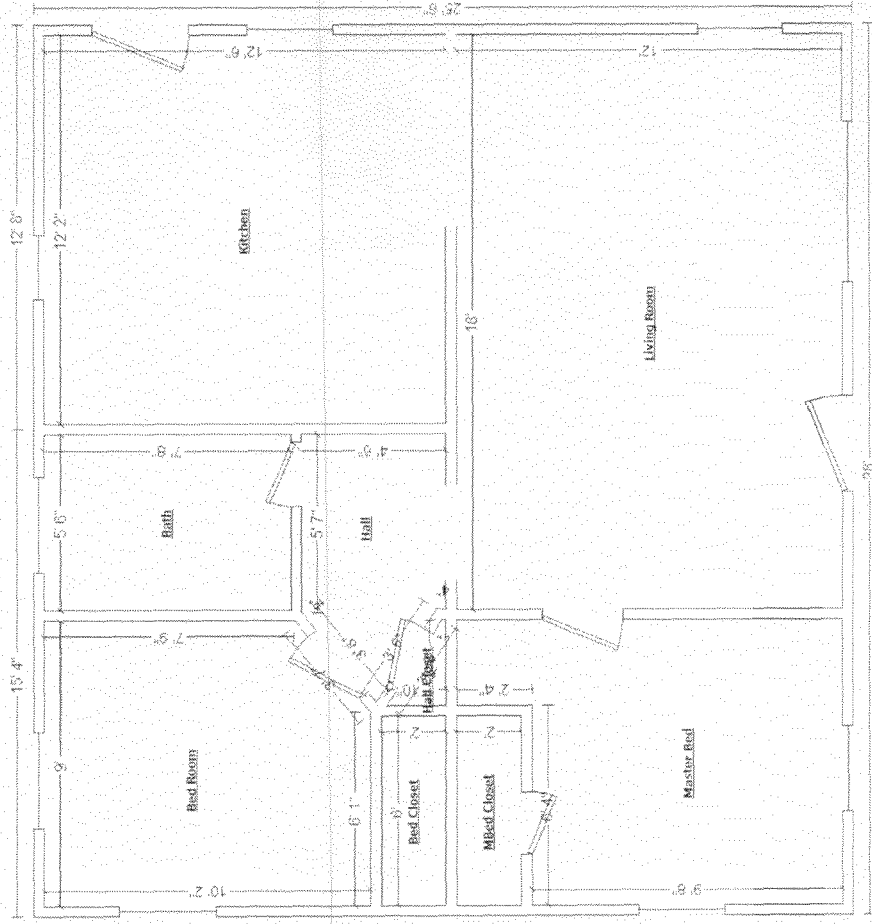
Faith Construction, Inc

504 28.5 Road
Grand Junction, CO 81501

ACCEPTED

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.

Main Level



Main Level