

FEE \$	<u>PD</u>
TCP \$	<u>replace existing</u>
SIF \$	<u>N/A</u>

*No fees due - RSE*

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

LDG PERMIT NO.
<u>CUP-2008-304</u>
<u>93439-2012</u>

Building Address 1304 WHITE AVE  
 Parcel No. 2945-133-03-009  
 Subdivision KEITH ADDITION SUB  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 1 & 2

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 1050 Sq. Ft. Proposed 288  
 Sq. Ft. of Lot / Parcel 6,273 SQ. FT.  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 1338 SQ. FT.  
 Height of Proposed Structure 14'-6"

**OWNER INFORMATION:**

Name MICHAEL HAMMOND-TODD  
 Address 1304 WHITE AVE  
 City / State / Zip GRAND JCT, CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): 12'-0" x 24'-0" SHED / WORKSHOP

**APPLICANT INFORMATION:**

Name MOR STORAGE SALES  
 Address 3010 I-70 B. LOOP  
 City / State / Zip GRAND JCT, CO 81504  
 Telephone (970) 254-0460

**\*TYPE OF HOME PROPOSED:**

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

NOTES: 12x24 Storage shed only  
no bathroom or sewer for shed

**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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>accessory R-8</u>	NOV 26 2008
SETBACKS: Front <u>25'</u> from property line (PL)	Maximum coverage of lot by structures _____
Side <u>3'</u> from PL Rear <u>5'</u> from PL	Permanent Foundation Required: YES _____ NO <input checked="" type="checkbox"/>
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement <u>no change</u>
Voting District <u>MA</u> Driveway Location Approval <u>N/A</u>	Special Conditions <u>existing structures to be removed upon completion of new placement.</u>
(Engineer's Initials)	

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 (Section 305, Uniform Building Code).

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 04/07/08  
 Department Approval [Signature] Date 11/25/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no sewer tap fee</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/26/08</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)