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

BLDG PERMIT NO. \_\_\_\_\_

12261-1

Building Address 298 27 1/4 RD.  
 Parcel No. 2945-252-33-001  
 Subdivision OBADIA  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 1

No. of Existing Bldgs 2 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 1,332 Sq. Ft. Proposed 576 648  
 Sq. Ft. of Lot / Parcel .63 ACRE 27312 SF  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 1,920 1980  
 Height of Proposed Structure 13'

**OWNER INFORMATION:**

Name MARC OBADIA  
 Address 298 27 1/4 RD  
 City / State / Zip G.J., CO 81503

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below) 24x27  
 Interior Remodel  Addition  
 Other (please specify): 24' x 24' DETACHED GARAGE

**APPLICANT INFORMATION:**

Name MOR STORAGE SALES  
 Address 3010 I-70 B  
 City / State / Zip G.J., CO 81504  
 Telephone 254-0460

*No SWIR / WTR Change*  
 \*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: PLANNING CLR. ISSUED ON 8-4-08  
FOR 16' x 24' SHED WAS NOT BUILT

**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 R8 Maximum coverage of lot by structures 70  
 SETBACKS: Front 25 from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 Side 3 from PL Rear 5 from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO   
 Maximum Height of Structure(s) 35 Parking Requirement 2  
 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.

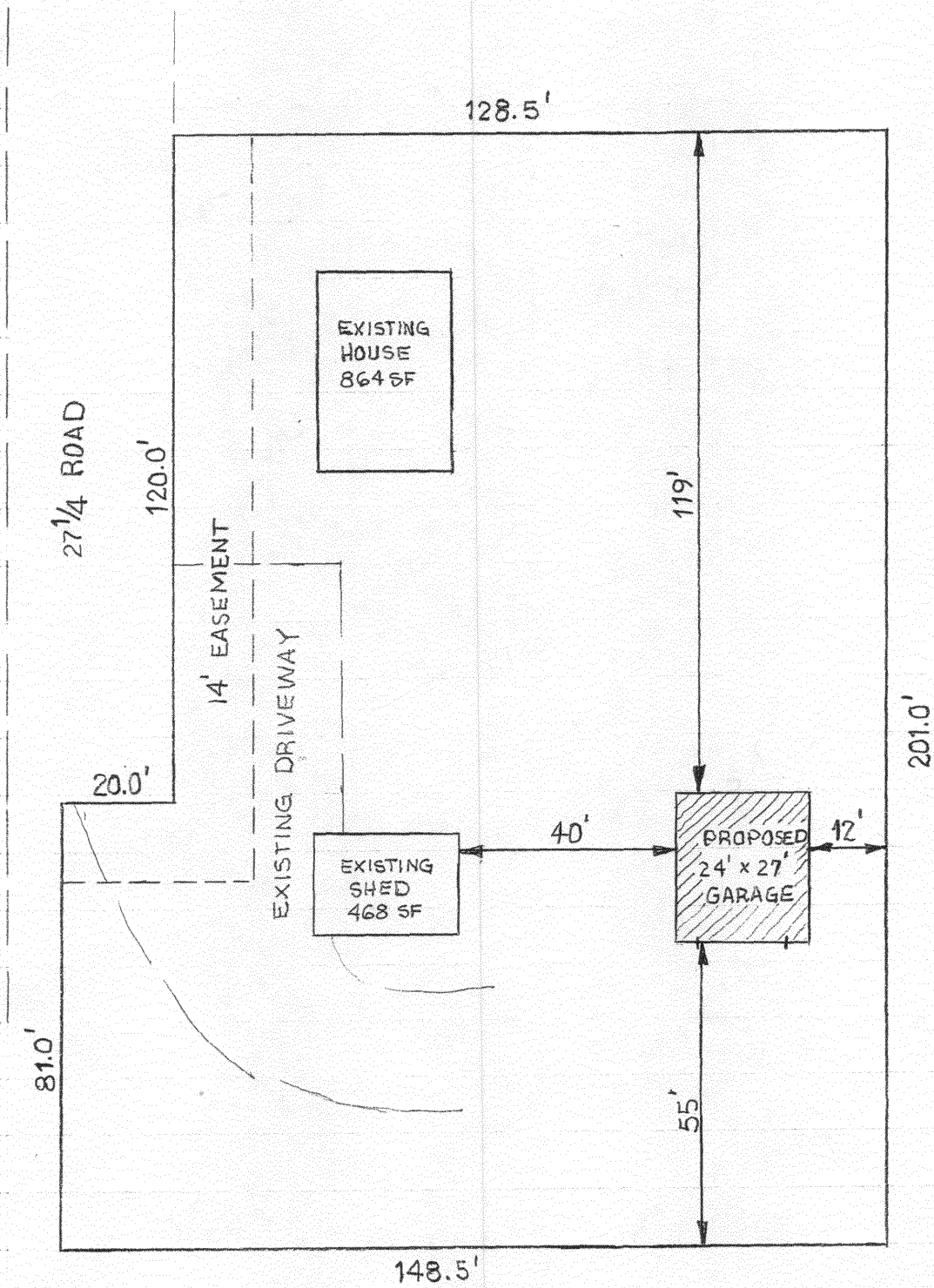
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 3-26-09  
 Planning Approval [Signature] Date 3/26/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>NO WTR / SWIR Change</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/25/09</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)

MARC OBADIA  
298 27<sup>1</sup>/<sub>4</sub> RD.



ACCEPTED *L. P. Pyle*  
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.