

12470-0

| | |
|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | |
| SIF \$ | |

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

| |
|-----------------|
| BLDG PERMIT NO. |
|-----------------|

Building Address 268 27 1/2 Road
 Parcel No. 2945-251-00-029
 Subdivision Cox
 Filing _____ Block _____ Lot 10

No. of Existing Bldgs 3 No. Proposed same
952+192+624+192 = 1960
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed add'l 184 sq ft
 Sq. Ft. of Lot / Parcel 8668
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1960
 Height of Proposed Structure 10 feet

OWNER INFORMATION:

Name Jim and Joan Harrison
 Address 268 27 1/2 Rd
 City / State / Zip Grand Junction CO 81503

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): extend existing living room out add'l 8 feet (8x23)

APPLICANT INFORMATION:

Name Cris Zanios DBA CZANIOS
 Address 287 Bill Creek Court
 City / State / Zip Grand Junction Co 81503
 Telephone (970) 985-8455

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): EXTERIOR

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>R8</u> | | Maximum coverage of lot by structures <u>70%</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 _____ | 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).

X Applicant Signature [Signature] X Date 5-18-09

Planning Approval [Signature] Date 7/23/09

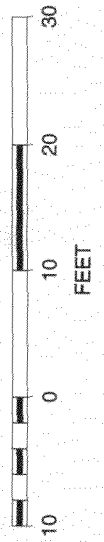
| | | | |
|--|---------------------|----|--|
| Additional water and/or sewer tap fee(s) are required: | YES | NO | <input checked="" type="checkbox"/> W/O No. <u>no chg in use</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>7/23/09</u> | | |

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)

City of Grand Junction GIS Zoning Map ©



SCALE 1 : 178



ACCEPTED *[Signature]* 7/23/09

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.

