

FEE \$ <u>70.00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. _____

2272-0

Building Address 420 N. 8th St.
 Parcel No. 2945-141-43-002
 Subdivision Hunt Simple Sub.
 Filing _____ Block _____ Lot 2

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1261 Sq. Ft. Proposed 120
 Sq. Ft. of Lot / Parcel 5046.44
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1381
 Height of Proposed Structure 8'

OWNER INFORMATION:

Name WacoCoLo, LLC
 Address P.O. Box 2206
 City / State / Zip Grand Jct CO 81502

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): detached storage shed
NO WTR / SWR Change

APPLICANT INFORMATION:

Name Stacey Mascarenas
 Address 192 Doug Dr
 City / State / Zip Fruita, CO 81521
 Telephone 250-5724

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

NOTES: 10x12 storage shed
built by School Dist #51 Career Center

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>RO</u>	Maximum coverage of lot by structures <u>70</u>		
SETBACKS: Front <u>25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>		
Side <u>5</u> from PL Rear <u>5</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>		
Maximum Height of Structure(s) <u>35</u>	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).

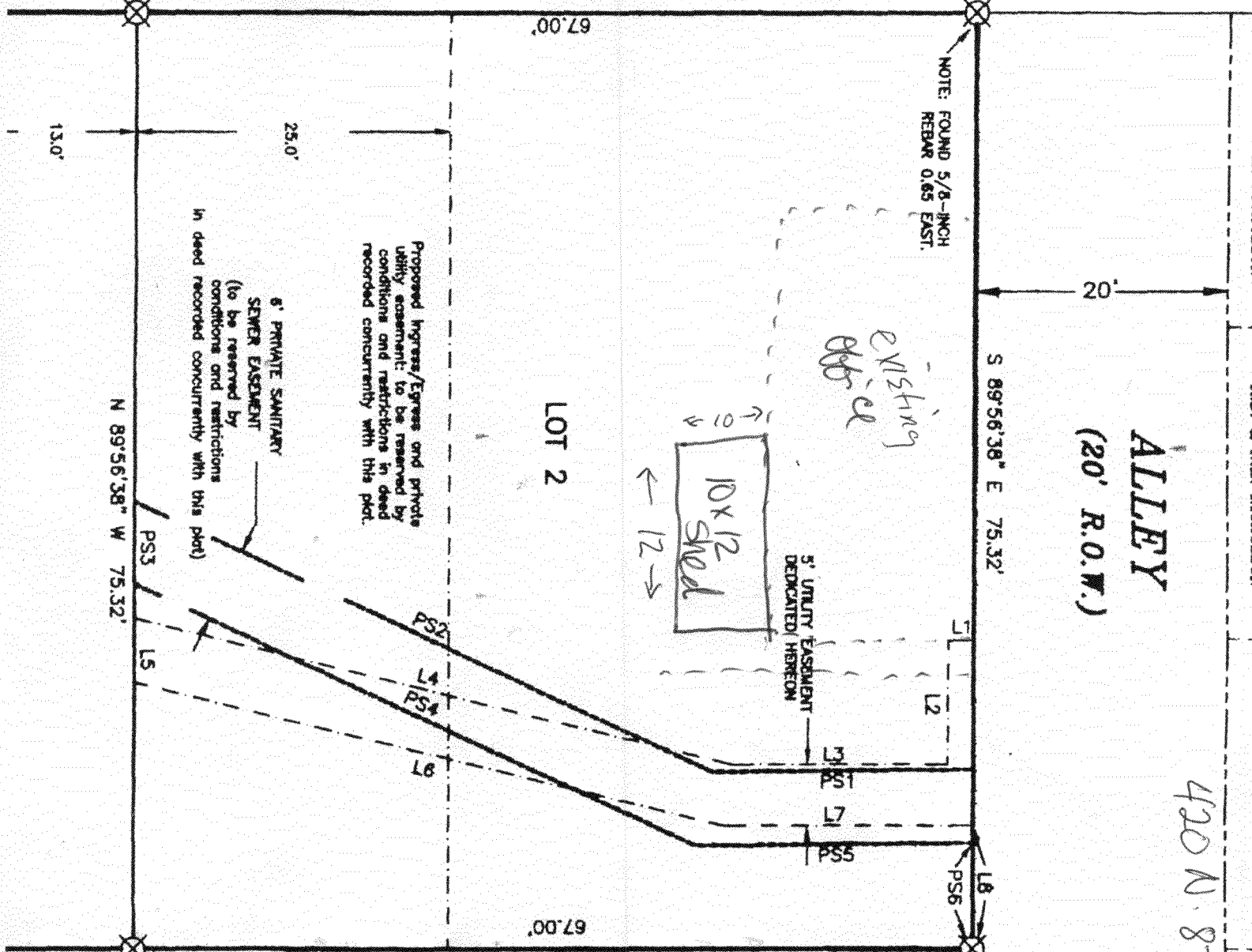
Applicant Signature Stacey Mascarenas Date 1-22-09
 Planning Approval McKee Date 1/23/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>NO WTR / SWR Change</u>
Utility Accounting <u>(initials)</u>	Date <u>1/23/09</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)

0711 09

N 00°03'46" E 150.0'



ALLEY
(20' R.O.W.)

420 N. 8th St
N

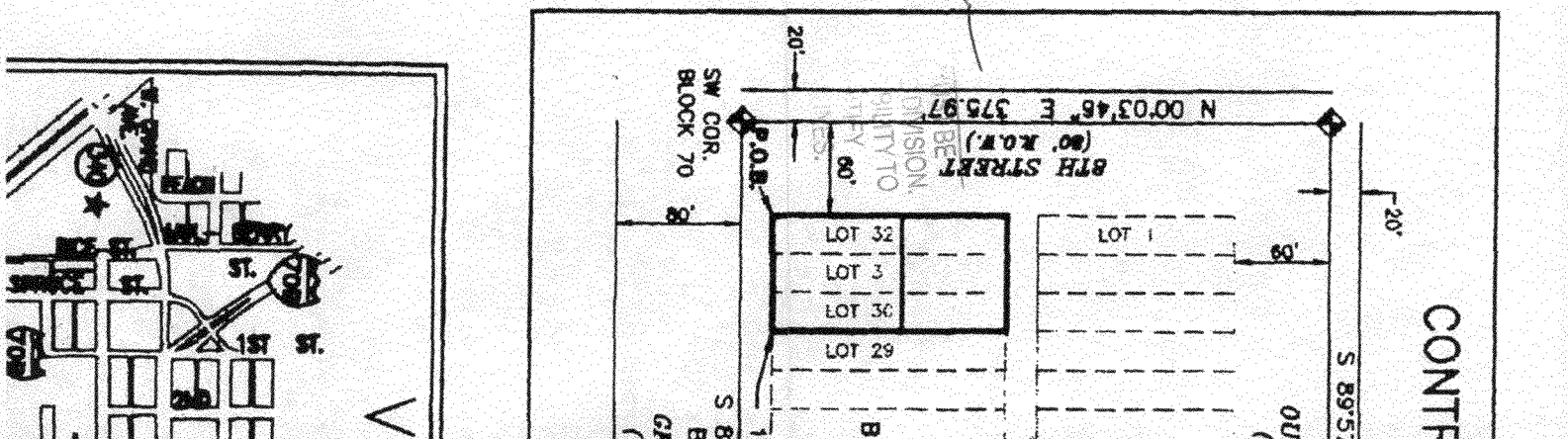
Proposed ingress/Egress and private utility easement: to be reserved by conditions and restrictions in deed recorded concurrently with this plot.

5' PRIVATE SANITARY SEWER EASEMENT (to be reserved by conditions and restrictions in deed recorded concurrently with this plot)

ACCEPTED
ANY CHANGE
APPROVED BY THE
PLS THE APPLIC
PROPERTY
EASEMENTS

LOT 28
BLOCK 70
R. L. RICHARDSON
R. CANDIANAL

S 00°04'49" W 11



CONTR

8TH STREET
(20' R.O.W.)
N 00°03'46" E 375.97'

SW COR.
BLOCK 70

S 83°
B
GR

