

FEE \$ <u>10.00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. _____

500-1

Building Address 333 S. 9th St
 Parcel No. 2945-144-33-017
 Subdivision G.J. cdo
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 2 No. Proposed —
 Sq. Ft. of Existing Bldgs 1 Sq. Ft. Proposed 0
 Sq. Ft. of Lot / Parcel 4,181
 Sq. Ft. Coverage of Lot by Structures & Impervious Surfaces (Total Existing & Proposed) 2,330
 Height of Proposed Structure _____

PAID
 SEP 14 2009

OWNER INFORMATION:

Name ROBERT MALONEY
 Address 333 S. 9th St.
 City / State / Zip GRAND JCT CO 81501

DESCRIPTION OF WORK & INTENDED USE: RB
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 50x32 Garage

APPLICANT INFORMATION:

Name ROBERT MALONEY
 Address 333 S. 9th St.
 City / State / Zip GRAND JCT CO 81501
 Telephone 970 985-3407

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____
 *NO ACCESSORY DWELLING UNIT CREATED
 *NO COMMERCIAL USES
 NOTES: ADDITION \$9,000 *NO KITCHEN FACILITIES ADDED
FARM MARKET VALUE \$52,450.00

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 C-1 Maximum coverage of lot by structures —
 SETBACKS: Front 15 from property line (PL) Permanent Foundation Required: YES NO
 Side 10* from PL Rear _____ from PL Floodplain Certificate Required: YES NO
 *0 if firewall provided. ~~between~~ Parking Requirement 2
 Maximum Height of Structure(s) 40'
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials) Special Conditions *Firewall REQ IF NOT MEETING SIDE SETBACK

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 14 SEP 2009
 Planning Approval [Signature] Date 14-SEP-2009

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no sewer water</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/14/09</u>		

City of Grand Junction GIS Zoning Map ©



ACCEPTED *John Reynolds*
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.

