

FEE \$	5.00
TCP \$	
SIF \$	

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

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

Building Address 415 Belford  
 Parcel No. 2945-142-09-002  
 Subdivision Grand Junction  
 Filing \_\_\_\_\_ Block 15 Lot 394

No. of Existing Bldgs 2 No. Proposed N/A  
 Sq. Ft. of Existing Bldgs 1032 + 240 = 1272 Sq. Ft. Proposed 315  
 Sq. Ft. of Lot / Parcel 6272  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1272  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name AMANDA M NOLAND  
 Address 415 BELFORD 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): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name AMANDA M NOLAND  
 Address 415 BELFORD AVE  
 City / State / Zip GRAND JCT CO 81501  
 Telephone 970 257-9724

**\*TYPE OF HOME PROPOSED:**

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

**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.

NOTES: Remodel attic for add'l living space - interior finish with some electrical outlets but no plumbing  
NO RANGE NO KITCHEN

**THIS SECTION TO BE COMPLETED BY PLANNING STAFF**

ZONE R8 Maximum coverage of lot by structures 70  
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side 5 from PL Rear 10 from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO X  
 Maximum Height of Structure(s) 35 Parking Requirement 2  
 Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_ Special Conditions \_\_\_\_\_  
 (Engineer's Initials)

**PAID**  
**JAN 26 2009**  
**TB**

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.

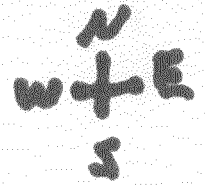
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Amanda M Noland Date 1-26-09  
 Planning Approval Tyler Rye Date 1/26/09

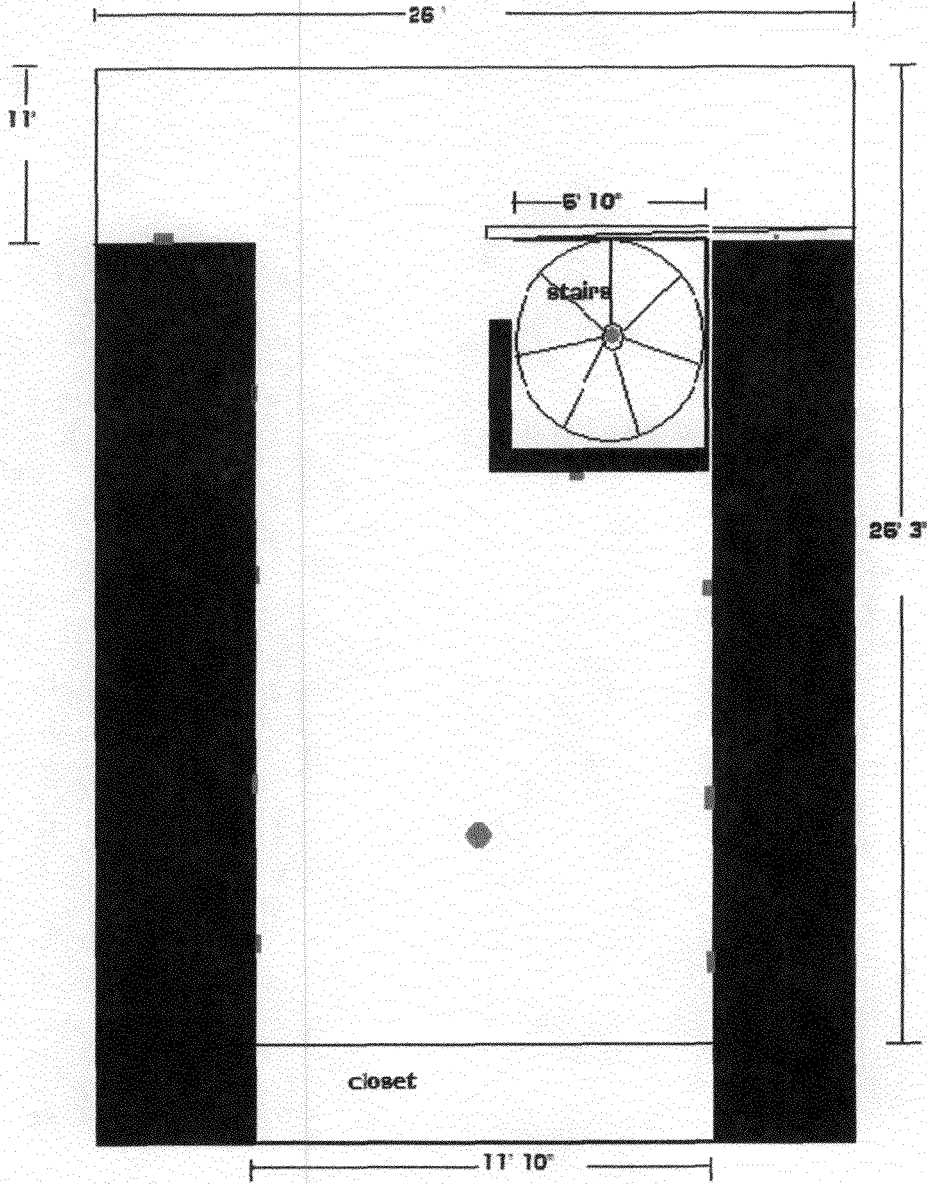
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. \_\_\_\_\_

Utility Accounting W Bunsley Date 1/26/09

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)



BELFORD



□ outlet (1)

○ light (2)

ACCEPTED *L. G. Reynolds*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING DIVISION  
IT IS THE APPLICANT'S RESPONSIBILITY TO  
PROPERLY LOCATE AND IDENTIFY  
ALL UTILITIES AND SETBACKS.

ALLEY