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

BLDG PERMIT NO. _____

Building Address 419 Belford
 Parcel No. 2945-142-09-003
 Subdivision Grand Junction
 Filing _____ Block 15 Lot 516

No. of Existing Bldgs 2 No. Proposed no change
 Sq. Ft. of Existing Bldgs 1032 Sq. Ft. Proposed ~~1032~~ 660
 Sq. Ft. of Lot / Parcel 6272
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1032 + 660
 Height of Proposed Structure 20 feet

OWNER INFORMATION:

Name Marrie and Michael Hubbard
 Address 419 Belford Ave
 City / State / Zip Grand Junction, Co. 81501

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): demo existing garage and rebuild to two story with electric and plumbing for bathroom
***TYPE OF HOME PROPOSED:**
 Site Built Manufactured Home (UBC) 11x35 = 330
 Manufactured Home (HUD) 330 x 2 = 660
 Other (please specify): _____

APPLICANT INFORMATION:

Name Same as above
 Address _____
 City / State / Zip _____
 Telephone 562-810-1711

NOTES: _____

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>R-8</u>	Maximum coverage of lot by structures <u>70</u>	
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
Side <u>5/3</u> from PL Rear <u>10/5</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>2</u>	
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 Mar Hubbard Date 10/19/09
 Planning Approval Lynne Reynolds Date 10/19/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO WATER OR SEWER TAP FEE REQUIRED</u>
Utility Accounting <u>AM Allred</u>	Date	<u>10/19/09</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)

419 Belford



SCALE 1 : 417



ACCEPTED *L. L. Ryder*
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.

