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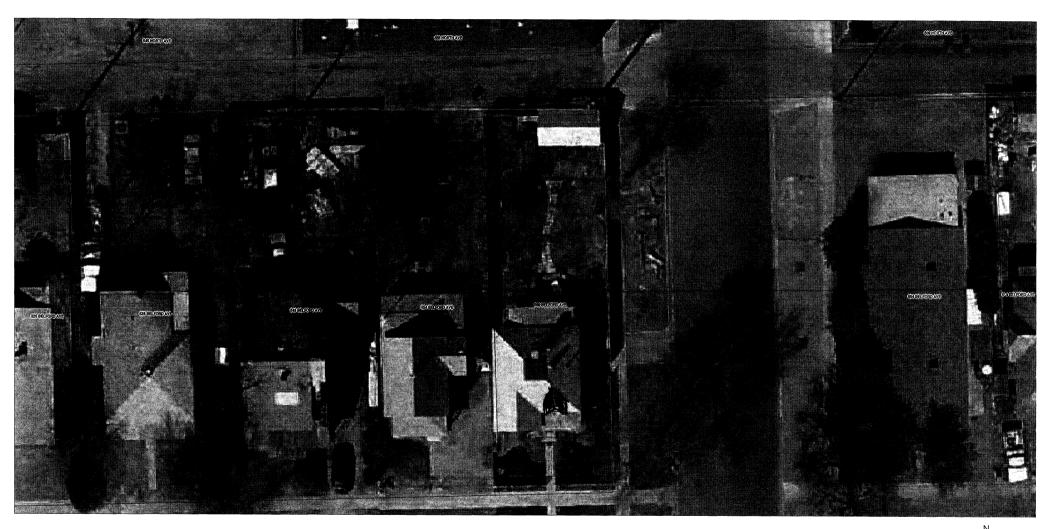
## **PLANNING CLEARANCE**

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

3593-0

Building Address 560 Belford Avenue	No. of Existing Bldgs No. Proposed			
Parcel No. 2945-142-05-009	Sq. Ft. of Existing Bldgs $\frac{972}{}$ Sq. Ft. Proposed			
Subdivision City of GJ	Sq. Ft. of Lot / Parcel 4704			
Filing Block Lot	Sq. Ft. Coverage of Lot by Structures & Impervious Surface			
OWNER INFORMATION:	(Total Existing & Proposed)  Height of Proposed Structure			
Name David Tashn	DESCRIPTION OF WORK & INTENDED USE:			
Address 500 Belford Auenm	New Single Family Home (*check type below) Interior Remodel Other (please specify):			
City/State/Zip Grand Junction, Co 81501	Outer (piedae specify).			
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:    X   Site Built			
Name David 125hnis	Manufactured Home (HUD)			
Address 500 Belford Avenue	Other (please specify):			
City / State / Zip Grand Junchion Co 81501	NOTES: NO Sewer whiter			
Telephone ( 970) 254 - 9066				
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.				
	LETED BY PLANNING STAFF			
zone <u>R-8</u>	Maximum coverage of lot by structures			
SETBACKS: Front from property line (PL)				
Side5 / from PL Rear10 / from PL	Floodplain Certificate Required: YESNO2_			
Maximum Height of Structure(s) 35'	Parking Requirement 2			
Oriveway Voting District Location Approval_ (Engineer's Initials)	Special Conditions APR 1 6 2009			
(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	Date 04/16/09			
Planning Approval <u>Dayler Henderso</u>	Date 4-16-09			
Additional water and/or sewer tap fee(s) are required: YES	s NOX W/O No. ~ Sewer wite			
Utility Accounting	Date 4/16/09			

## City of Grand Junction



divine

ACCEPTED Fayler Henders

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.

