

M

FEE \$	10
TCP \$	
SIF \$	

PLANNING CLEARANCE

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

BLDG PERMIT NO. _____

Building Address 2239 S. Broadway No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2945-182-09-006 Sq. Ft. of Existing Bldgs 2284 Sq. Ft. Proposed 576
 Subdivision South Broadway Sub Sq. Ft. of Lot / Parcel 31,711
 Filing _____ Block _____ Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2860
 Height of Proposed Structure 18'

OWNER INFORMATION:

Name Roger Hoaglund
 Address 2239 S Broadway
 City / State / Zip Grand Junction, CO 81507

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Shop - demo - existing shop -

APPLICANT INFORMATION:

Name Roger Hoaglund
 Address 2239 S Broadway
 City / State / Zip Grand Jet, CO 81507
 Telephone (970) 243-7731

*TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: Demo Shop - Adding new 1
No works w/ change - ON Septic

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 R-2 Maximum coverage of lot by structures 30
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES _____ NO NA
 Side 15/3 from PL Rear 30/5 from PL Floodplain Certificate Required: YES _____ NO ✓
 Maximum Height of Structure(s) 35 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 Melissa Hoaglund Date 10/16/08
 Planning Approval [Signature] Date 10/16/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No <u>ON Septic</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/16/08</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)

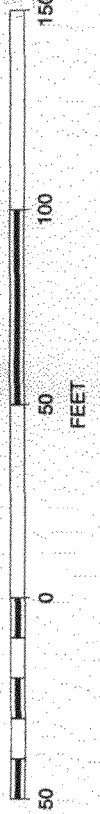
2239 S Broadway

$\frac{1}{2} = 10'$
 $\frac{1}{4} = 5'$
 $\frac{1}{8} = 2.5'$

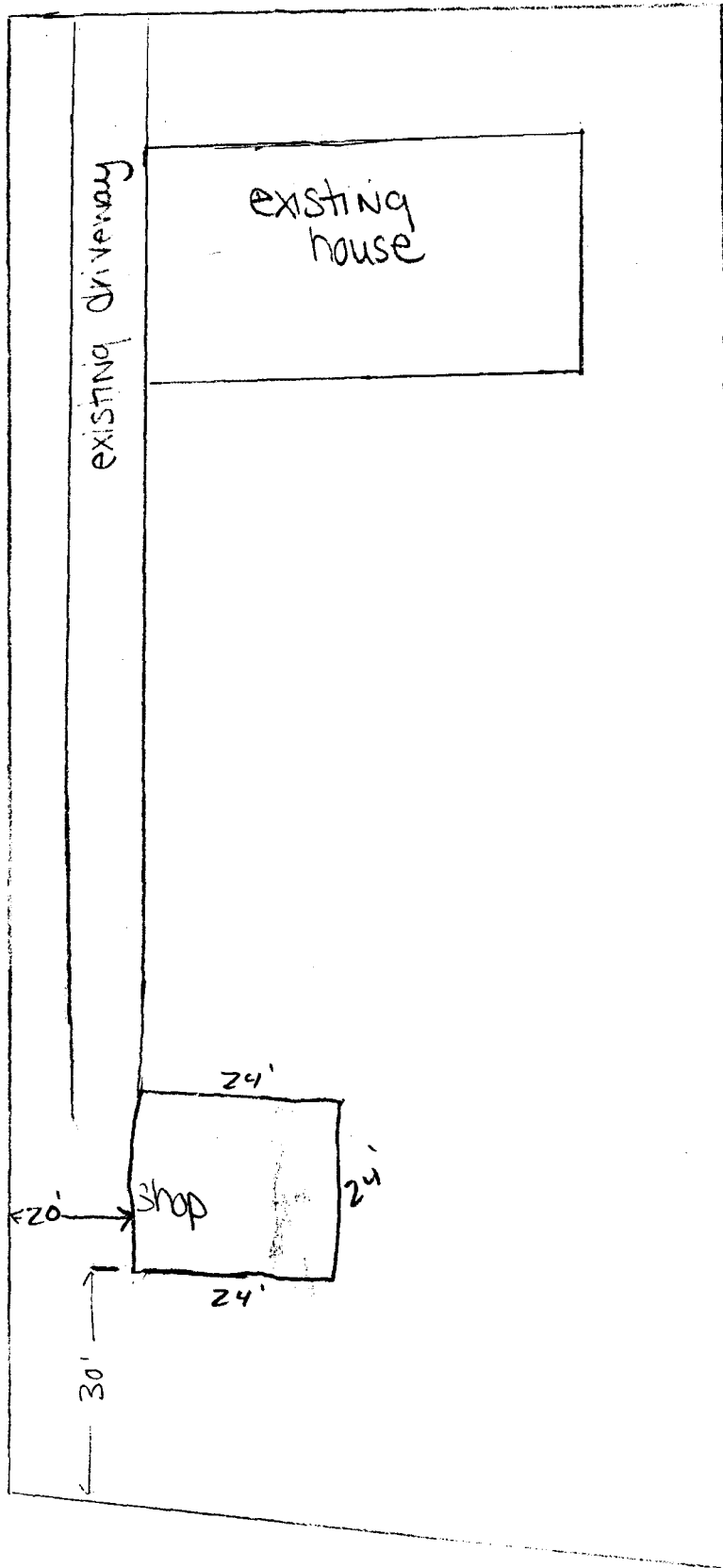


ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION
150 IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SCALE 1:547



2239 S. Broadway



dm
CITY OF DENVER
PLANNING AND COMMUNITY DEVELOPMENT
1540 BROADWAY