

| |
|---------------|
| TCP \$ |
| Drainage \$ |
| SIF \$ |
| Inspection \$ |

| |
|--------------------------|
| Planning \$ <u>10.00</u> |
| Bldg Permit # |
| File # |

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 1334 CO AV
 Parcel No. 2945-133-14-005
 Subdivision _____
 Filing Keiths Addition Block K Lot 23424

Multifamily Only: _____
 No. of Existing Units 1 No. Proposed _____
 Sq. Ft. of Existing 833 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 6272
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1359

OWNER INFORMATION:

Name Huldamar & Webster Glenn Webster
 Address 1334 CO AV
 City / State / Zip Grand Junction CO 81501

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: Adding CARPORT 14x20 not attached to home over existing pad (with shed removed)

APPLICANT INFORMATION:

Name Glenn A Webster
 Address 1334 CO AV
 City / State / Zip Grand Junction
 Telephone 970-201-4371

* FOR CHANGE OF USE: _____
 *Existing Use: _____
 *Proposed Use: _____
 Estimated Remodeling Cost \$ _____
 Current Fair Market Value of Structure \$ _____

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>R8</u> | Maximum coverage of lot by structures <u>70</u> | | |
| SETBACKS: Front <u>25</u> from property line (PL) | Landscaping/Screening Required: YES _____ NO <input checked="" type="checkbox"/> | | |
| Side <u>3</u> from PL Rear <u>5</u> from PL | Parking Requirement <u>2</u> | | |
| Maximum Height of Structure(s) <u>35</u> | Floodplain Certificate Required: YES _____ NO <input checked="" type="checkbox"/> | | |
| Voting District _____ | Ingress / Egress Location Approval _____ (Engineer's Initials) | Special Conditions: <u>GH ok'd leaving existing pad under old shed but new carport required to meet REAR setbacks</u> | |

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 Glenn A Webster Date 2-2-09

Planning Approval C. McKee Date 2/2/09

| | |
|--|--------------------|
| Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/> W/O No. <u>no change</u> | Date <u>2-2-09</u> |
| Utility Accounting <u>HA</u> | |

1334 Colorado Avenue



new carport will be rear subtrcks - existing concrete slab ok'd to leave as is

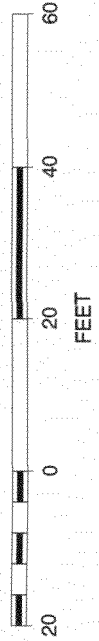
SCALE 1 : 596
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION
 IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

1334 Colorado Avenue

124x15
Remain part left / (10x10 Shed)



SCALE 1 : 298



5' x 22' Shed

