

FEE \$ <u>10.00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. _____

Building Address 285 1/2 Hill GJd 8N01
 Parcel No. 2943-181-03-015
 Subdivision Meeks Subd.
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs _____ No. Proposed 1
 Sq. Ft. of Existing Bldgs Grg 20x24 = 480
2825FR 980 Sq. Ft. Proposed 160 #
 Sq. Ft. of Lot / Parcel 8,494
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 480 + 980 + 160 = 1620
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Jose Lucero
 Address 305 Ridgewood Lane
 City / State / Zip GJd, Co 81505

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Shed 10x16

APPLICANT INFORMATION:

Name Jose U.
 Address SAME
 City / State / Zip _____
 Telephone 970-245-1302

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

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>R8</u>	Maximum coverage of lot by structures <u>70</u>		
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____		
Side <u>5/3</u> from PL Rear <u>10/5</u> from PL	Floodplain Certificate Required: YES _____ NO <input checked="" type="checkbox"/>		
Maximum Height of Structure(s) <u>35'</u>	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 Jose U. Lucero Date 08-21-09

Planning Approval Lyli Reynolds Date 08-21-09

Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	W/O No. <u>Shed</u>
Utility Accounting <u>Called for</u>	Date <u>8/21/09</u>		

City of Grand Junction GIS Master Map ©

16' x 19' Back
4' x 8' 1/2



SCALE 1 : 290

