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

BLDG PERMIT NO. _____

Building Address 264 Independent AV
 Parcel No. 2945-104-00-087
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 2 No. of Proposed SAME
 Sq. Ft. of Existing Bldgs 1140 + 768 = 1908 Sq. Ft. Proposed 98 S.F.
 Sq. Ft. of Lot / Parcel 70' x 210' (13,808)
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1908
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Joe Laurita
 Address 264 Independent AV.
 City / State / Zip Grand Junction CO 81505

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): Storage shed - modify existing & adding 10x16 shed on concrete pad

APPLICANT INFORMATION:

Name Joe Laurita
 Address 264 Independent AV.
 City / State / Zip Grand Jct. CO 81505
 Telephone 970-986-0529

***TYPE OF HOME PROPOSED:**

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

NOTES: modifying existing lean-to off property line by 3', leaving existing concrete pad

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

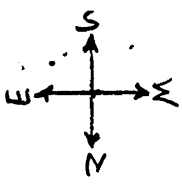
ZONE <u>R8</u>	Maximum coverage of lot by structures <u>70</u>
SETBACKS: Front <u>25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>3</u> from PL Rear <u>5</u> from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) <u>35</u>	Parking Requirement _____
Voting District _____	Special Conditions _____
Driveway Location Approval _____ (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 [Signature] Date 2/12/09
 Planning Approval [Signature] Date 2/12/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>NO SWR/WTR Change</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/12/09</u>		



← Independent AV. →

2945-104-00-087
RSF 8

ACCEPTED Ronnie 11/22/95
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

