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|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | 0 |
| SIF \$ | 0 |

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

BLDG PERMIT NO. _____

Building Address 2120 Kennedy Ave No. of Existing Bldgs 2 No. Proposed _____
 Parcel No. 2945-124-15-019 Sq. Ft. of Existing Bldgs 1000 Sq. Ft. Proposed 8' x 10'
 Subdivision Arcadia Village Sq. Ft. of Lot / Parcel _____
 Filing _____ Block 2 Lot 20 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Bob + Karen Fisk
 Address 2120 Kennedy Ave
 City / State / Zip Grand Jct 81501

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): shed 8' x 10'

APPLICANT INFORMATION:

Name Bob + Karen Fisk
 Address 2120 Kennedy Ave
 City / State / Zip Grand Jct CO 81501
 Telephone 970-255-1176

***TYPE OF HOME PROPOSED:**

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

NOTES: no water / sewer

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>R-8</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 <u>✓</u> | | |
| Side <u>5'/3'</u> from PL Rear <u>10'/5'</u> from PL | Floodplain Certificate Required: YES _____ NO <u>✓</u> | | |
| Maximum Height of Structure(s) <u>35'</u> | Parking Requirement _____ | | |
| Voting District _____ | Driveway Location Approval _____ | Special Conditions _____ | |
| (Engineer's Initials) | | | |

PAID
MAR 10 2009
RB

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 Karen H. Fisk Date March 10, 2009
 Planning Approval Gayleen Henderson Date 3-10-09

| | | | |
|--|---------------------|-------------|---------------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <u>X</u> | W/O No. <u>no water / sewer</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>3/10/09</u> | | |

City of Grand Junction GIS Zoning Map ©



3-10-09
ACCEPTED Gayleen Anderson

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

3' to side property line

