

FEE \$	10
TCP \$	
SIF \$	

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

BLDG PERMIT NO. 11

1091-1

Building Address 411 W. MAIN
 Parcel No. 2945-154-40-002
 Subdivision Cherokee Sub. Div.
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 2 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1128 Sq. Ft. Proposed 834
 Sq. Ft. of Lot / Parcel 5278
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure 10'

OWNER INFORMATION:

Name SPENDROP & ASSOC.
 Address 545 N. 28 1/2 Rd
 City / State / Zip Grand Junction Co 81501

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

APPLICANT INFORMATION:

Name SAM DRJONEZ
 Address 411 W. MAIN
 City / State / Zip GRAND JUNCTION CO 81501
 Telephone 970-314-5302

*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 R-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side 5 from PL Rear 10 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 [Signature] Date 9-10-09
 Planning Approval [Signature] Date 9/13/09

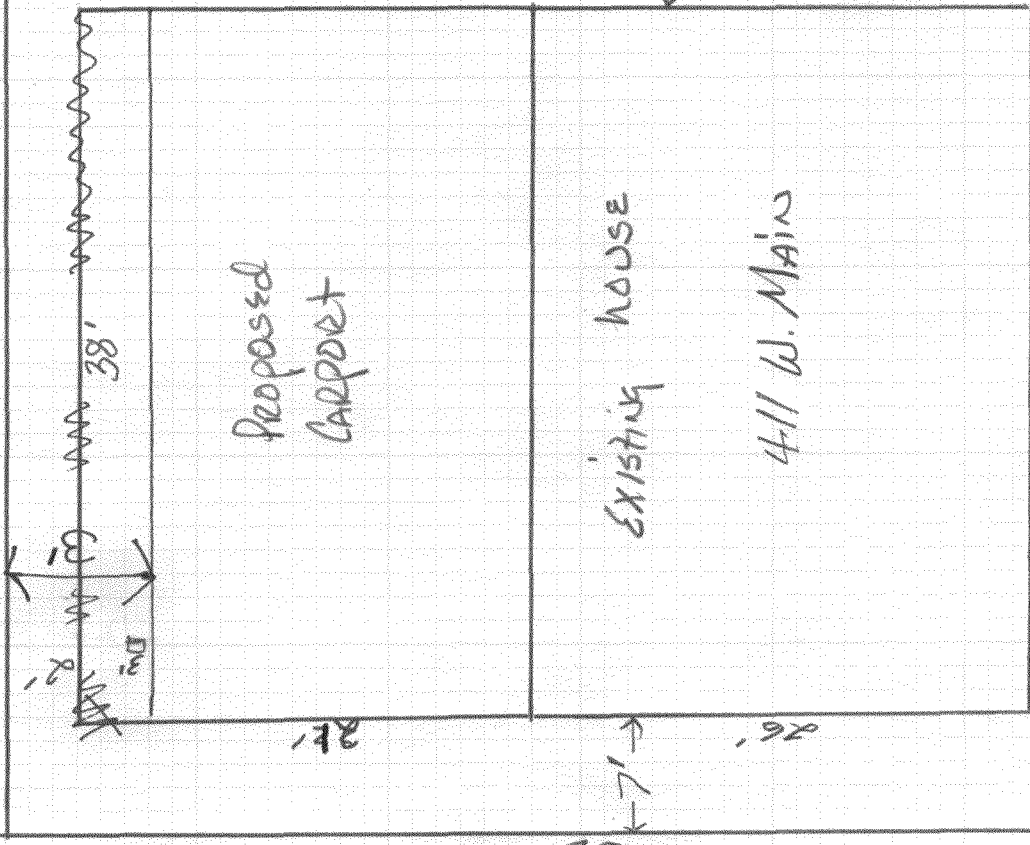
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. No dig in use

Utility Accounting [Signature] Date 9/14/09

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)

409 W. MAIN

91'



proposed
Carpet

Existing house

411 W. MAIN

Front

411 W. MAIN
615.66 01501

Chuloota Ave.

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

J. L. [Signature]

3.E.2.g

126 Chuloota

127

(Answer)

411 W Main



Curport support at 3' *stack* $5\frac{1}{2} \times 10\% = .5'$