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

BLDG PERMIT NO. 12131-0

Building Address 128 Miriam AV No. of Existing Bldgs 2 No. Proposed 1
 Parcel No. 2945-252-13-006 Sq. Ft. of Existing Bldgs 1696 Sq. Ft. Proposed 420
 Subdivision Artesia Heights replat 6453,4,5 Sq. Ft. of Lot / Parcel 20,000
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2116
 Height of Proposed Structure 10 FEET

OWNER INFORMATION:

Name Heidi Ragsdale
 Address 128 Miriam AV
 City / State / Zip Grand Junction CO 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): car port covered

APPLICANT INFORMATION:

Name SAM Ragsdale
 Address 128 Miriam AV
 City / State / Zip Grand Junction CO 81503
 Telephone 640-4915

***TYPE OF HOME PROPOSED:**

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

NOTES: _____
PAID
 SEP 01 2009
 RB

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^{oz}
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES NO
 Side 5/3 from PL Rear 10/5 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 9-1-09
 Planning Approval [Signature] Date 9-1-09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO sewer/water</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>9-1-09</u>

128 Miriam Ave



ACCEPTED *[Signature]*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.

SCALE 1 : 201

