

FEE \$	10 ⁰⁰
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. 3898

Building Address 2837 north ave A 1M No. of Existing Bldgs _____ No. Proposed _____
 Parcel No. 2943-182-00-081 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision Fifth Street Park Sq. Ft. of Lot / Parcel _____
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name maria albornoz
 Address 2837 north ave A 1M
 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): enclosed porch 12 x 8

APPLICANT INFORMATION:

Name maria albornoz
 Address 2837 north ave A 1M
 City / State / Zip Grand Junction CO 81501
 Telephone 970 778 99 46

*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 C-1 MAR 12 2009 Maximum coverage of lot by structures _____
 SETBACKS: Front per park plan from property line (PL) RB Permanent Foundation Required: YES _____ NO _____
 Side _____ from PL Rear _____ from PL Floodplain Certificate Required: YES _____ NO _____
 Maximum Height of Structure(s) _____ 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 Maria Albornoz Date 03/13/09

Planning Approval Pat Olenko Date 3/12/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no water/sewer</u>
Utility Accounting <u>Olenko</u>	Date <u>3/12/09</u>		

2837 North Ave A1M



SCALE 1 : 2,594

