

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. \_\_\_\_\_

# 726 Oway Ave

Building Address 726 Oway  
 Parcel No. 2945-141-35-010  
 Subdivision Lot 26-27-28  
 Filing \_\_\_\_\_ Block 62 Lot \_\_\_\_\_

No. of Existing Bldgs 2 No. Proposed 0  
 Sq. Ft. of Existing Bldgs 2336 Sq. Ft. Proposed 308  
 Sq. Ft. of Lot / Parcel 11,739  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Gordon and Laychin Nicholson  
 Address 726 Oway  
 City / State / Zip GJT Co. 81501

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  
 Other (please specify): addition on Garage

**APPLICANT INFORMATION:**

Name Thomas Parker  
 Address 2491 F<sup>1</sup>/<sub>4</sub> road  
 City / State / Zip Grand Junction Co. 81505  
 Telephone 361-6888

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: shop ex. Garage  
12X14 + 10X14

**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'/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 2  
 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.

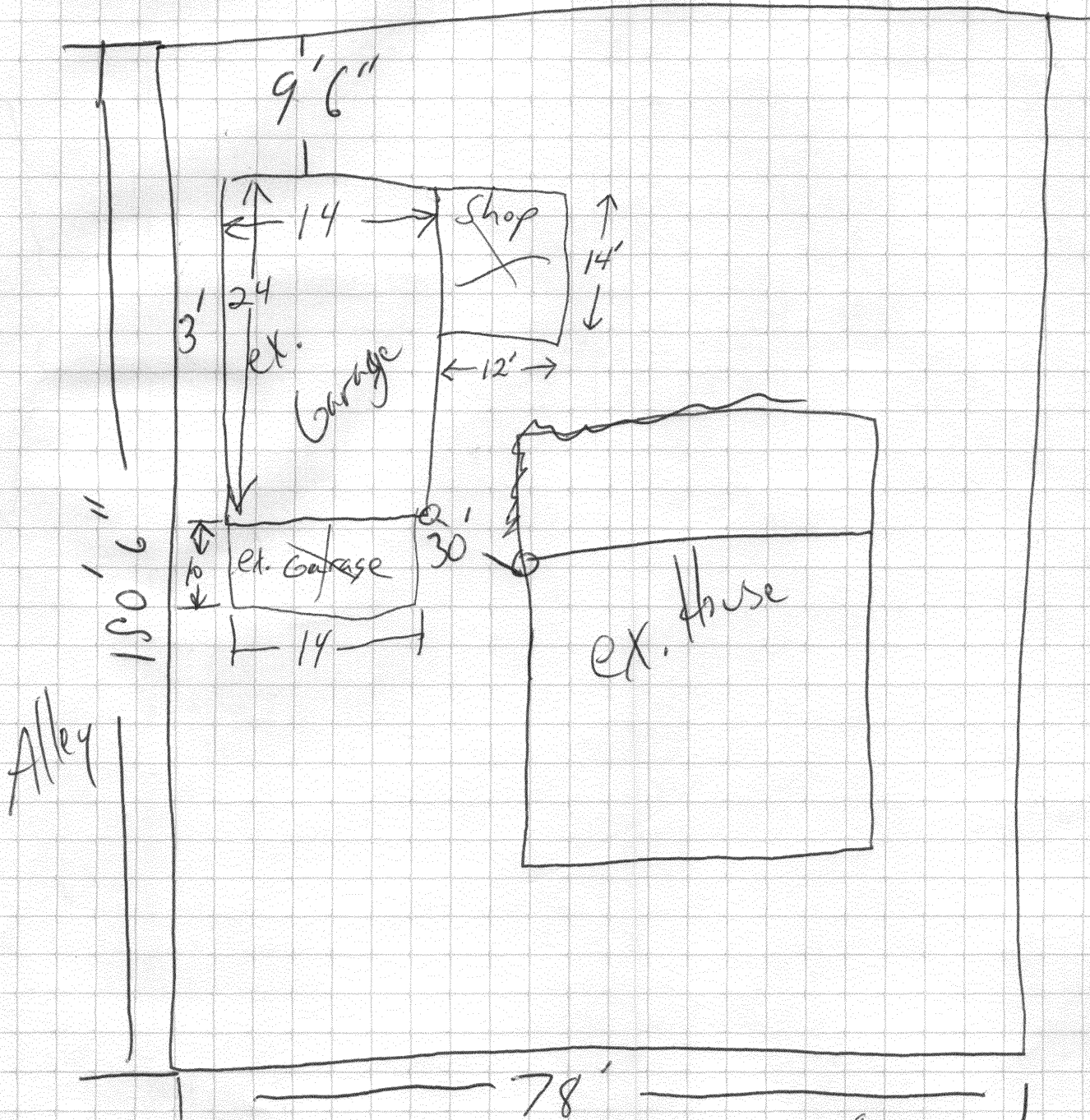
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 7-16-09  
 Planning Approval [Signature] Date 3-16-09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No Change</u>
Utility Accounting	Date <u>3-16-09</u>		

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)

726 Ouray  
Alley



3-16-09

ACCEPTED *Gayleen Anderson*  
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.