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

BLDG PERMIT NO. _____

#2867-0

Building Address 2636 OURAY AVE No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2945-131-08-018 Sq. Ft. of Existing Bldgs 980 Sq. Ft. Proposed 420
 Subdivision MESA GARDENS Subd. Sq. Ft. of Lot / Parcel .17 acre
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name TILLIE CLAIR 211-4136
 Address 2636 OURAY AVE
 City / State / Zip GRD JCT CO 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition Garage 21x20
 Other (please specify): _____

APPLICANT INFORMATION:

Name _____
 Address _____
 City / State / Zip _____
 Telephone _____

***TYPE OF HOME PROPOSED:**

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

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-4 Maximum coverage of lot by structures 70%
 SETBACKS: Front 25 from property line (PL) Permanent Foundation Required: YES NO _____
 Side 3 from PL Rear 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 Cristilda (Tillie) Clair Date 8/24/09
 Planning Approval Wendy Spurr Date 8/24/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>garage</u>
Utility Accounting <u>Goldenrod Karen</u>	Date <u>8-24-9</u>		<u>Wendy</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)

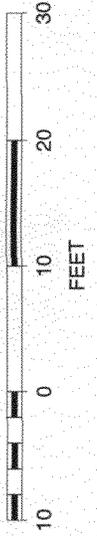


3100 N 27th St

2636 OURAY AVE

OURAY AVE

SCALE 1 : 179



ACCEPTED Wendy Spence 9/4/08

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.

