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PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)
Community Development Department

473-0

Building Address 328 PITKIN AVE.

No. of Existing Bldgs 2 No. Proposed 1

Parcel No. 2945-143-34-011

Sq. Ft. of Existing Bldgs 1,472 Sq. Ft. Proposed 280

Subdivision G.J.

Sq. Ft. of Lot / Parcel 5,000

Filing _____ Block 141 Lot 25 & 26

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1,520

Height of Proposed Structure 15'

OWNER INFORMATION:

Name JERRY STEPHENS

DESCRIPTION OF WORK & INTENDED USE:

Address 328 PITKIN AVE

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): DETACHED 14' x 20' STORAGE SHED

City / State / Zip G.J., CO 81501

APPLICANT INFORMATION:

Name MOR STORAGE

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

Address 3010 I-70B

City / State / Zip G.J., CO 81504

NOTES: 14' x 20' DETACHED STORAGE SHED

Telephone 254-0460

ON CONCRETE SLAB

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 COMMUNITY DEVELOPEMENT DEPARTMENT STAFF

ZONE B2

Maximum coverage of lot by structures 0

SETBACKS: Front 25 from property line (PL)

Permanent Foundation Required: YES X NO _____

Side 0 from PL Rear 0 from PL

Parking Requirement _____

Maximum Height of Structure(s) 65

Special Conditions _____

Voting District _____ Driveway Location Approval _____
(Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 (Section 305, Uniform Building Code).

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 Cathy K. Blechman Date 7-21-09

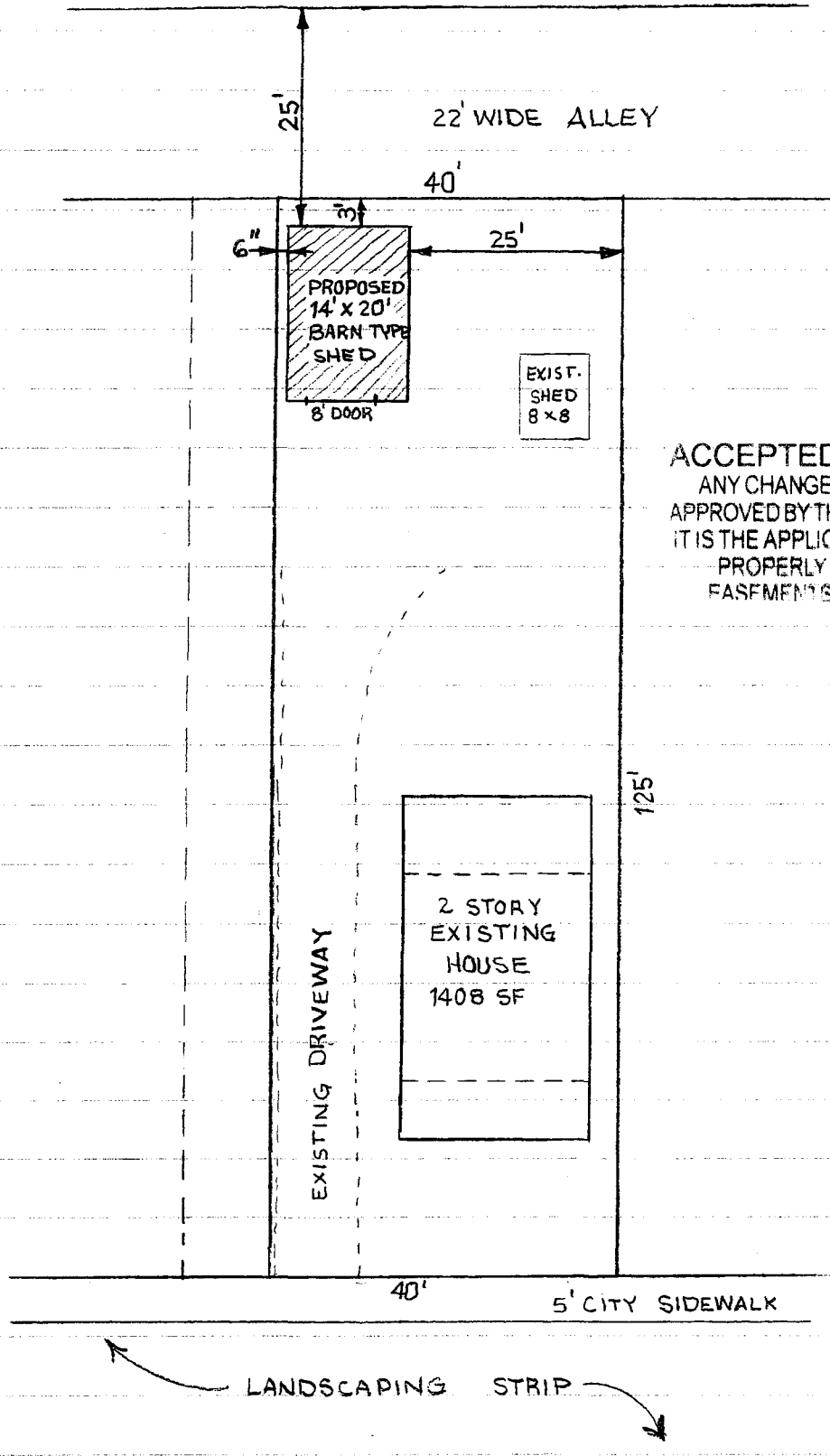
Department Approval C. McKee Date 7/22/09 *existing*

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

Utility Accounting Pattie Parner Date 7-22-09

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

JERRY STEPHENS
328 PITKIN
G.J., CO 81501



ACCEPTED
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.

PITKIN AVE.