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

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

42

Building Address 1414 Rood Ave  
 Parcel No. 2445 133-07-019  
 Subdivision City of Grand Junction  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 1 No. Proposed Porch Addition  
 Sq. Ft. of Existing Bldgs 1150 Sq. Ft. Proposed 45 #  
 Sq. Ft. of Lot / Parcel 6250  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 1600  
 Height of Proposed Structure Under 12'

**OWNER INFORMATION:**

Name Carol Dickerson  
 Address 1414 Rood Ave.  
 City / State / Zip Grand Jct, CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): New Front Porch Cover

**APPLICANT INFORMATION:**

Name Frederic Tompkins dba Ananda Bros  
 Address 832 Rood Ave.  
 City / State / Zip Grand Jct, CO 81501  
 Telephone 970 243 2991

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

NOTES: \_\_\_\_\_

**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 <u>R-8</u>	Maximum coverage of lot by structures <u>70%</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____		
Side <u>5</u> from PL Rear <u>3</u> from PL	Floodplain Certificate Required: YES _____ NO _____		
Maximum Height of Structure(s) <u>35</u>	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).

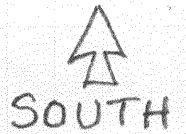
Applicant Signature Frederic Tompkins Date 4/22/09  
 Planning Approval Wendy Spurr Date 4/22/09

Additional water and/or sewer tap fee(s) are required: YES <input type="radio"/> NO <input checked="" type="radio"/> W/O No.
Utility Accounting <u>[Signature]</u> Date <u>4/22/09</u>

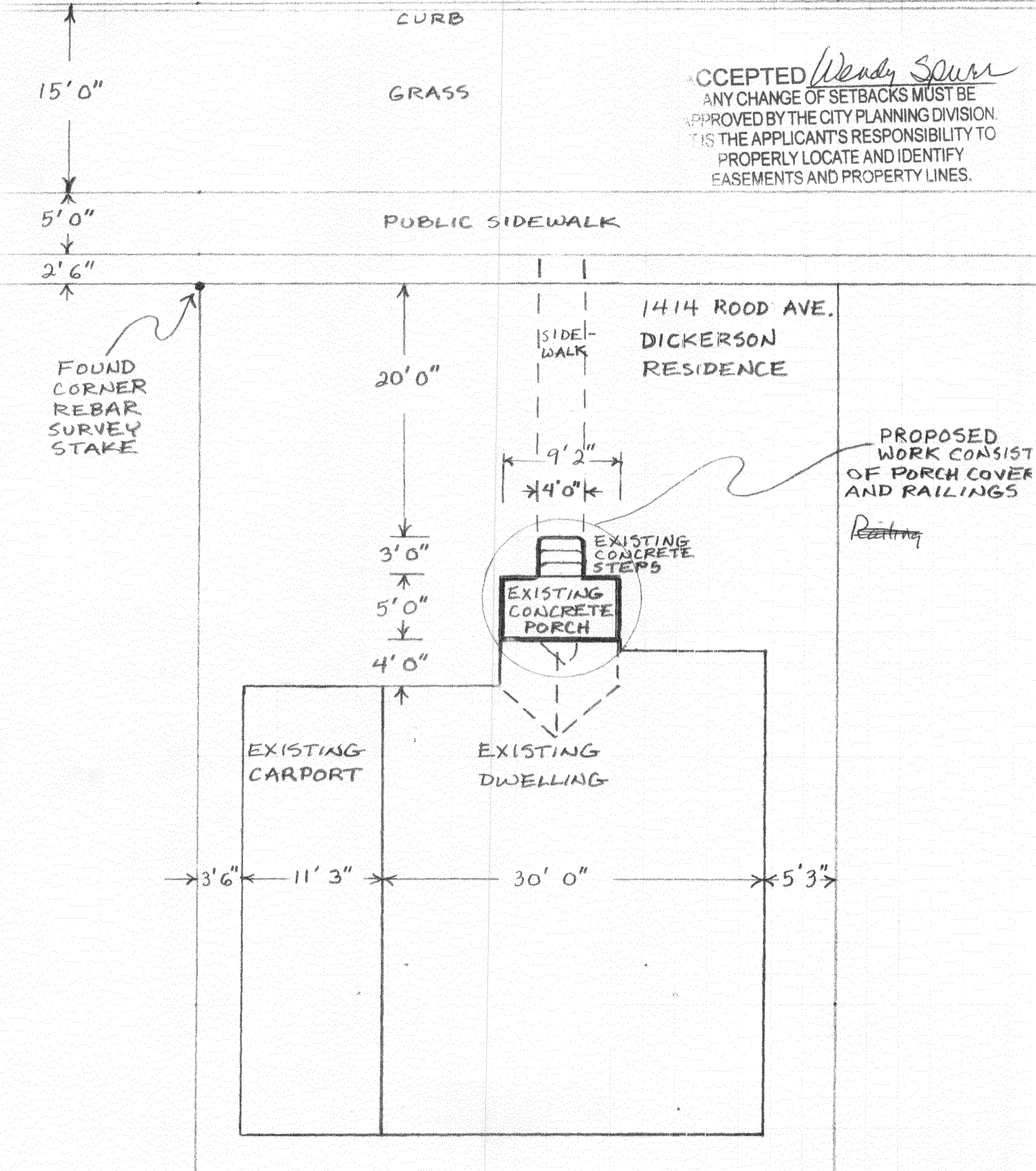
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# SITE PLAN

← ROOD AVENUE →



1" = 10' ACTUAL



ACCEPTED *Wendy Spurr*  
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.

PROPOSED WORK CONSIST OF PORCH COVER AND RAILINGS

*Reating*