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

BLDG PERMIT NO. _____

12040-0

Building Address 949 SANTA CLARA AV No. of Existing Bldgs 3 No. Proposed 0
 Parcel No. 2945-234-03-003 Sq. Ft. of Existing Bldgs 1400 Sq. Ft. Proposed 256
 Subdivision ORCHARD MESA HEIGHTS Sq. Ft. of Lot / Parcel 6250
 Filing _____ Block 13 Lot 304 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name John Sullivan
 Address 949 SANTA CLARA AV
 City / State / Zip GRAND JCT CO 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): GARAGE

APPLICANT INFORMATION:

Name John Sullivan
 Address 949 SANTA CLARA AV
 City / State / Zip GRAND JCT CO 81503
 Telephone 970 245 5938

***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 R-8 Maximum coverage of lot by structures _____
 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) _____ Parking Requirement _____
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials) Special Conditions * did not build addition from clearance on 11/5/08

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).

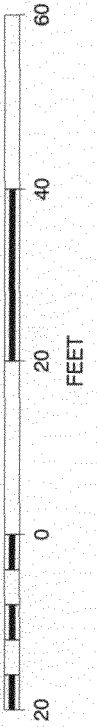
Applicant Signature John Sullivan Date 10/9/09
 Planning Approval Sybil Reynolds Date 10/9/09

Additional water (and/or sewer tap fee(s) are required.	YES	NO	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>10-9-9</u>		

City of Grand Junction GIS Zoning Map ©



SCALE 1 : 261



L. Reynolds
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.

