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# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Public Works & Planning Department**

BLDG PERMIT NO.
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Building Address 3273-1, 315 Teller Ave

Parcel No. 2945-142-15-002

Subdivision Grand Junction

Filing \_\_\_\_\_ Block 31 Lot 384

No. of Existing Bldgs 2 No. Proposed same

Sq. Ft. of Existing Bldgs 1346 + 144 = 1490 SF Sq. Ft. Proposed same

Sq. Ft. of Lot / Parcel 6272

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1490 + 1620 = 3110

Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Casey Martinez

Address 315 Teller 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): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Casey Martinez

Address 315 Teller Ave.

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

Telephone 970-210-1536

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): \_\_\_\_\_

NOTES: changing existing bedroom into a bathroom on 1st floor

**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 R8 Maximum coverage of lot by structures 70%

SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES N/A

Side 5/3 from PL Rear 10/5 from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO X

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).

X Applicant Signature Casey Martinez X Date May 4, 09

Planning Approval [Signature] Date 5/4/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>No wtr / SWR charge.</u>
Utility Accounting <u>[initials]</u>	Date <u>5/5/09</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)