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|--------|-------------|
| FEE \$ | <u>5.00</u> |
| TCP \$ | / |
| SIF \$ | / |

#3269-10 PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 245 TELLETZ AVE

No. of Existing Bldgs 1 No. Proposed 0

Parcel No. 2945-142-14-006

Sq. Ft. of Existing Bldgs 1300 Sq. Ft. Proposed 0

Subdivision DOWN TOWN

Sq. Ft. of Lot / Parcel 6273

Filing _____ Block _____ Lot _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1381

OWNER INFORMATION:

Name GARRETT BLECHA

DESCRIPTION OF WORK & INTENDED USE:

Address 965 E OTTLEY AVE

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

City / State / Zip FRUITA, CO 81521

APPLICANT INFORMATION:

Name SAME

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

Address _____

City / State / Zip _____

NOTES: INTERIOR REMODEL / NEW ROOF

Telephone _____

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 DEVELOPMENT DEPARTMENT STAFF

| | |
|---|---|
| ZONE <u>R-8</u> | Maximum coverage of lot by structures _____ |
| SETBACKS: Front <u>20</u> from property line (PL) | Permanent Foundation Required: YES _____ NO _____ |
| Side <u>5</u> from PL Rear <u>10</u> from PL | Parking Requirement _____ |
| Maximum Height of Structure(s) <u>35</u> | 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 [Signature] Date 10/13/09

Department Approval [Signature] Date 10/14/09

| | | |
|--|---|-----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | W/O No <u>Remodel</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>10-14-09</u> | |

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)



DISCLAIMER: The Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries, for planning and for modeling. GIS is not intended or does not replace legal description information in the chain of title and other information contained in official government records such as the County Clerk and Recorders office or the courts. In addition, the representations of locations in this GIS cannot be substituted for actual legal surveys.

The information contained herein is believed accurate and suitable for the limited uses, and subject to the limitations, set forth above. Mesa County makes no warranty as to the accuracy or suitability of any information contained herein. Users assume all risk and responsibility for any and all damages, including consequential damages, which may flow from the user's use of this information.

ACCEPTED *Pat Dunlap 10/14/09*
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.