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

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

BLDG PERMIT NO. 1760-0

Building Address 1059 White Avenue
 Parcel No. 2945-144 -11-008
 Subdivision Grand Junction
 Filing _____ Block 90 Lot 15 & 16

No. of Existing Bldgs 2 No. Proposed same
 Sq. Ft. of Existing Bldgs 1871 + 360 = 2231 Sq. Ft. Proposed 2231 + 984 = 3215
 Sq. Ft. of Lot / Parcel 6403
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Andy + Mitchell Mazzuca
 Address 1059 White Ave
 City / State / Zip Grand Junc. 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Adding bathroom & remodel basement

APPLICANT INFORMATION:

Name Mike Worley M. Worley Contr.
 Address PO Box 1014
 City / State / Zip Clifton Co 81520
 Telephone 970 433-0644

***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>R8</u> | Maximum coverage of lot by structures <u>70</u> |
| SETBACKS: Front <u>20</u> from property line (PL) | Permanent Foundation Required: YES _____ NO <u>✓</u> |
| Side <u>5</u> from PL Rear <u>10</u> from PL | Floodplain Certificate Required: YES _____ NO <u>✓</u> |
| Maximum Height of Structure(s) <u>35</u> | Parking Requirement <u>2</u> |
| Voting District _____ | Special Conditions _____ |
| Driveway Location Approval _____ (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).

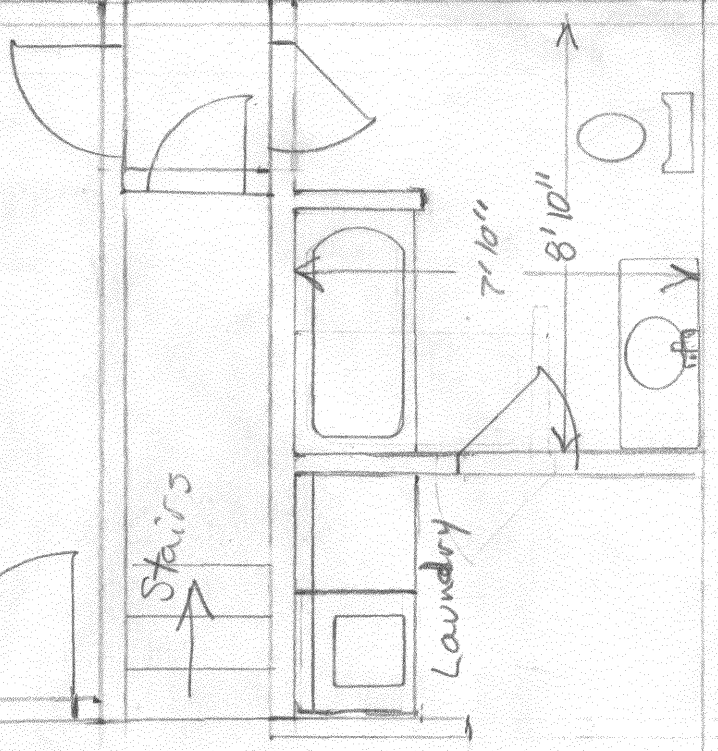
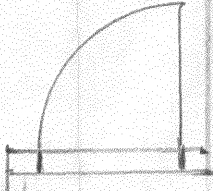
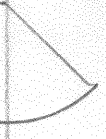
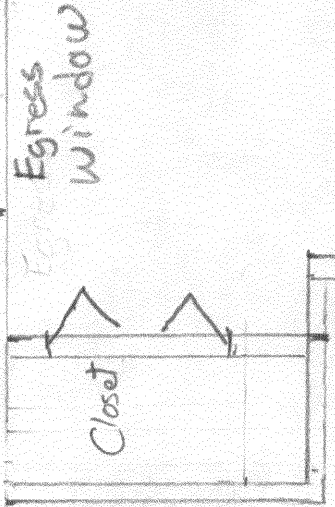
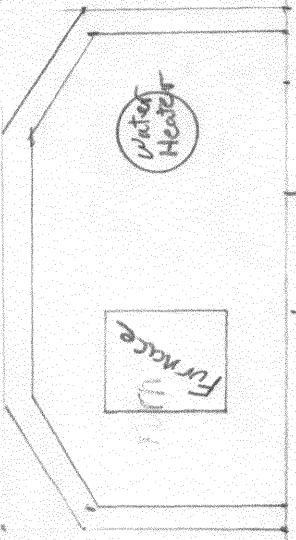
Applicant Signature Mitchell Mazzuca Date 3-2-09

Planning Approval _____ Date _____

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|--|--------------------|-------------|--------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <u>✓</u> | W/O No. <u>No change</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>3/2/09</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)

ACCEPTED
ANY CHANGES MUST BE
APPROVED BY THE PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY IDENTIFY EASEMENTS,
EASEMENTS, ETC. - R/C/CITY LINES.



24'

7'6"

8'10"

Laundry

Stairs

Egress Window

Closet

Furnace

Water Heater