PCR-2010-320	
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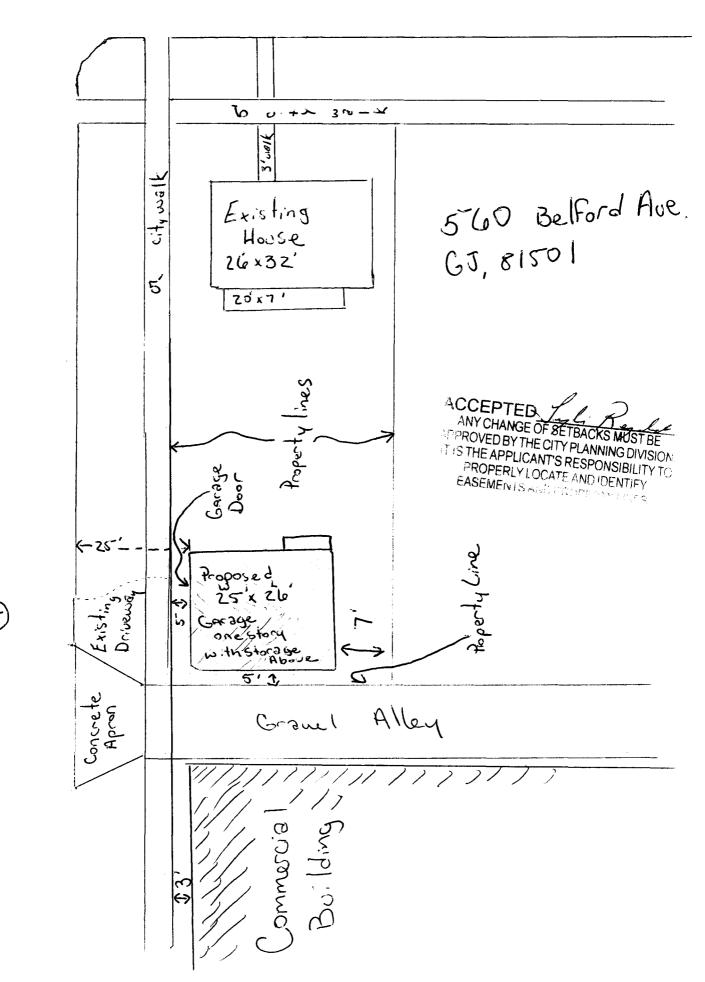
PLANNING CLEARANCE

BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

3593-0-	Flamming Department	
Building Address 560 Belford Ave	No of Edward Market Mar	
	No. of Existing Bldgs No. Proposed	
Parcel No. 2945-142-05-009	Sq. Ft. of Existing Bldgs 972. Sq. Ft. Proposed 546 59ff	
Subdivision	Sq. Ft. of Lot / Parcel 5,000 59 Ft 4,704	
Filing Block 7 Lot 17+ £2 of	Sq. Ft. Coverage of Lot by Structures & Impervious Surface	
,	(Total Existing & Proposed) 4072 2058 43	
OWNER INFORMATION:	Height of Proposed Structure 22 Feet	
Name David lashner	DESCRIPTION OF WORK & INTENDED USE:	
Address 540 Belford Avenue	New Single Family Home (*check type below) Interior Remodel Addition	
	Other (please specify): Garage Sing & Story	
City/State/ Grand Junction Co 81501	- Garace oren	
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED	
Name owned	Site Built Manufactured Home (DBC) Manufactured Home (HUD)	
- 500×1-0	Other (please specify): Notion Kental	
Address		
City / State /	NOTES: 28 wide & 26 Deep one Story	
Telephone 254-9066	Detached Garage with upstain	
	NO KNICHEN Storage.	
REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all exi property lines, ingress/egress to the property, driveway location		
	LETED BY PLANNING STAFF	
ZONE R	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	Special Conditions	
(Engineer's Initials	<u> </u>	
Modifications to this Planning Clearance must be approved, in structure authorized by this application cannot be occupied un Occupancy has been issued, if applicable, by the Building Dep	itil a final inspection has been completed and a Certificate of	
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	Date <u>/ O · O Ý · / O</u>	
Planning Approval Lydia Heynelds	Pate 10-4-10	
Additional water and/or sewer tap fee(s) are required: YES	NO WIO NOND SWR WIR Change	
Utility Accounting		
	Date (C) 4 (0 C)	



th Street