

PCR-2010-320

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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO.

3593-0-

Building Address 560 Belford Ave
 Parcel No. 2945-142-05-009
 Subdivision _____
 Filing _____ Block 7 Lot 17+E2 of Lot 18

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 972 Sq. Ft. Proposed 546 sqft
 Sq. Ft. of Lot / Parcel 5,000 sqft 4,704
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1,492 2,058.43
 Height of Proposed Structure 22 feet

OWNER INFORMATION:

Name David Tashner
 Address 560 Belford Avenue
 City / State / Grand Junction, Co 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Garage Single Story - Garage only
 *TYPE OF HOME PROPOSED
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): Not for Rental

APPLICANT INFORMATION:

Name owner
 Address _____
 City / State / _____
 Telephone 254-9066

NOTES: 25' wide x 26' Deep one Story Detached Garage with upstairs Storage.
 * **NO KITCHEN**

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>B-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES NO
Side <u>5/3</u> from PL Rear <u>10/5</u> from PL	Floodplain Certificate Required: YES NO
Maximum Height of Structure(s) <u>40'</u>	Parking Requirement _____
Voting District _____ Driveway Location Approval <u>44</u> (Engineer's Initials)	Special Conditions _____

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 [Signature] Date 10-04-10

Planning Approval [Signature] Date 10-4-10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>No SWR/WTR Changes</u>
Utility Accounting	Date <u>10/4/10</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Belford Ave

6th Street

