

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

3728-1

Building Address 2864 Belford
 Parcel No. 2943-181-14-002
 Subdivision W1 And HA Sub
 Filing _____ Block _____ Lot 2

No. of Existing Bldgs 3 No. Proposed 3
 Sq. Ft. of Existing Bldgs 1053 Sq. Ft. Proposed 1053
 Sq. Ft. of Lot / Parcel .23
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface _____

OWNER INFORMATION:

Name Steve Voytilla
 Address 2099 Desert Hills Rd
 City / State / Grand Jct, Co 81507

(Total Existing & Proposed) _____
 Height of Proposed Structure 16'

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / _____
 Telephone 970-234-2000

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: Move Small Shed + Remodel Big shed + House.

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>R-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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5'/3'</u> from PL Rear <u>10'/5'</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Maximum Height of Structure(s) <u>40'</u>	Parking Requirement _____
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).

Applicant Signature [Signature] Date 8-5-10

Planning Approval [Signature] Date 8-5-10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No w/ir /swir change</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/5/10</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)

2864 Belford



8-5-10

Gayleen Henderson

ACCEPTED
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.