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

BLDG PERMIT NO. 49650-0

Building Address 2510 Filmore Ave.
 Parcel No. 2945-032-94-010
 Subdivision Colonial Heights
 Filing 2 Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 2000 Sq. Ft. Proposed 225
 Sq. Ft. of Lot / Parcel 9,408.96
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2885 30%
 Height of Proposed Structure 9'

OWNER INFORMATION:

Name David Turley
 Address 2510 Filmore Ave.
 City / State / Zip Grand Junction Co. 81505

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): 15 X 15 Patio cover

APPLICANT INFORMATION:

Name _____
 Address _____
 City / State / Zip _____
 Telephone (970)257-1023

***TYPE OF HOME PROPOSED:**

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

NOTES: no water / sewer

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-5</u>	Maximum coverage of lot by structures <u>60%</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>		
Side <u>5</u> from PL Rear <u>25</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>		
Maximum Height of Structure(s) <u>35</u>	Parking Requirement _____		
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)	Special Conditions _____	<u>MAR 29 2010</u>

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 David Turley Date 3-29-10
 Planning Approval Pat [Signature] Date 3/29/10

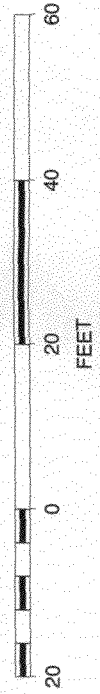
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>no water / sewer</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/29/10</u>		

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)

2510 Filmore Ave



SCALE 1 : 275



ACCEPTED *By hand 3/29/10*

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.

