

JK-2010-298

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TCP \$	/
SIF \$	/

# PLANNING CLEARANCE

DG PERMIT NO.

(Single Family Residential and Accessory Structures)

**Public Works & Planning Department**

Building Address 258 HILL AVE

No. of Existing Bldgs 2 No. Proposed 2

Parcel No. 2945-142-14-009

Sq. Ft. of Existing Bldgs 1959 Sq. Ft. Proposed 255

Subdivision CITY

Sq. Ft. of Lot / Parcel 6250

Filing \_\_\_\_\_ Block 32 Lot 17-18

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2214 2485 39%

### OWNER INFORMATION:

Height of Proposed Structure 18 1/2'

Name JUDY = RUEBEN KIRKHAM

### DESCRIPTION OF WORK & INTENDED USE:

Address 258 HILL AVE

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): \_\_\_\_\_

City / State / Zip GRAND JCT, CO 81501

### APPLICANT INFORMATION:

### \*TYPE OF HOME PROPOSED:

Name KEYSTONE CUSTOM BUILDERS, INC

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

Address P.O. Box 1807

City / State / Zip GRAND JCT, CO 81502

NOTES: BEDROOM ADDITION

Telephone 243-9428

INTERIOR REMODEL

**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 R-8 Maximum coverage of lot by structures 70%

SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_

Side 5 from PL Rear 10 from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO X

Maximum Height of Structure(s) 40 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).

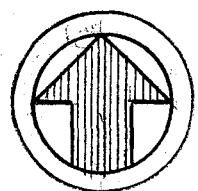
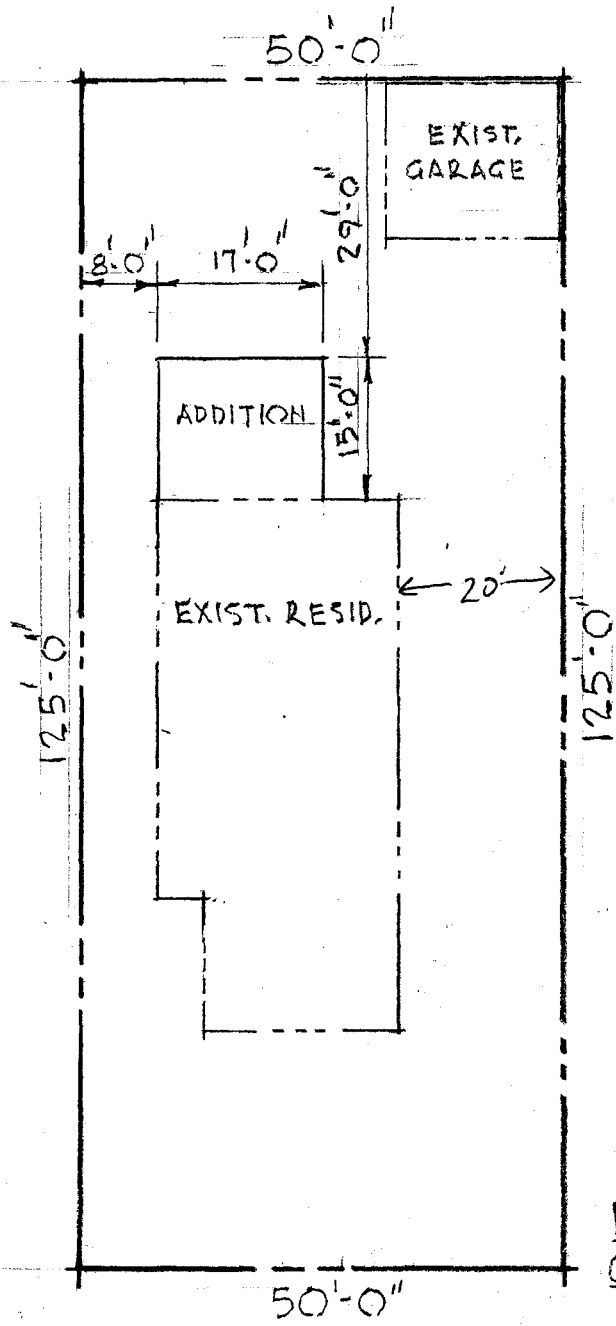
Applicant Signature [Signature] Date 10/22/10

Planning Approval [Signature] Date 10/22/10

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. addition

Utility Accounting [Signature] Date 10-22-10

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)



NORTH  
LEGAL DESC.  
LOTS 17 & 18 BLK. 32  
GRAND JUNCTION, CO.

50'-0"  
 258 HILL AVE.

**PLOT PLAN**

SCALE: 1" = 20'-0"

KEYSTONE CUSTOM BUILDERS  
GRAND JCT., COLO. 970-243-9428

ADDITION FOR: ROBIN BEVILLE  
258 HILL AVE GRAND JCT.

10-21-10

ACCEPTED *[Signature]* 10/22/10  
 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