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

BLDG PERMIT NO.

3063-0

Building Address 2435 Hill Ave
 Parcel No. 2945-131-05-004
 Subdivision Teller Arms Sub Revised Plat
 Filing _____ Block 4 Lot 4

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1100 Sq. Ft. Proposed 192
 Sq. Ft. of Lot / Parcel ~~1292~~ 7,318
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1292
 Height of Proposed Structure _____

OWNER INFORMATION:

Name FRANCIS Nailly
 Address 2435 Hill
 City / State / Zip G.J. Co.

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 12x16

APPLICANT INFORMATION:

Name Tom Peters
 Address 1411 Bridle path ct.
 City / State / Zip Fruita, Co 8154
 Telephone 261 4303

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: no sink in bathroom
add. fin

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</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>5</u> from PL Rear <u>10</u> from PL	Floodplain Certificate Required: YES _____ NO _____		
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>DATA</u>		
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)	Special Conditions <u>MAR 26 2010</u> <u>RB</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 [Signature] Date _____
 Planning Approval [Signature] Date 3/26/10

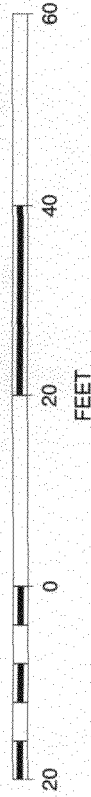
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. no sewer <u>ucke</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/26/10</u>		

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)

2435 Hill Ave



SCALE 1 : 238



ACCEPTED *Pat Dwyer 3/26/10*
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.

