

FEE-\$ <u>5.00</u>
TCP \$
SIF \$

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Public Works & Planning Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 306 W. Kennedy Ave  
 Parcel No. 2945-104-13-074  
 Subdivision Monument Heights  
 Filing \_\_\_\_\_ Block 2 Lot 12

No. of Existing Bldgs	_____	No. Proposed	_____
Sq. Ft. of Existing Bldgs	_____	Sq. Ft. Proposed	_____
Sq. Ft. of Lot / Parcel	_____		
Sq. Ft. Coverage of Lot by Structures & Impervious Surface	_____		
(Total Existing & Proposed)	_____		
Height of Proposed Structure	_____		

**OWNER INFORMATION:**

Name Stacey Willis  
 Address 306 W. Kennedy Ave  
 City / State / Grand Junction / CO

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Greg Sanders  
 Address 1704 N. 15th St.  
 City / State / Grand Jct. CO  
 Telephone 970-314-4680

**\*TYPE OF HOME PROPOSED:**

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

**PAID**

JUL 15 2010

NOTES: \_\_\_\_\_  
 \_\_\_\_\_  
**RS**

**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 _____
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>5</u> from PL Rear <u>10</u> from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) _____	Parking Requirement _____
Voting District _____	Special Conditions _____
Driveway Location Approval _____	(Engineer's Initials)

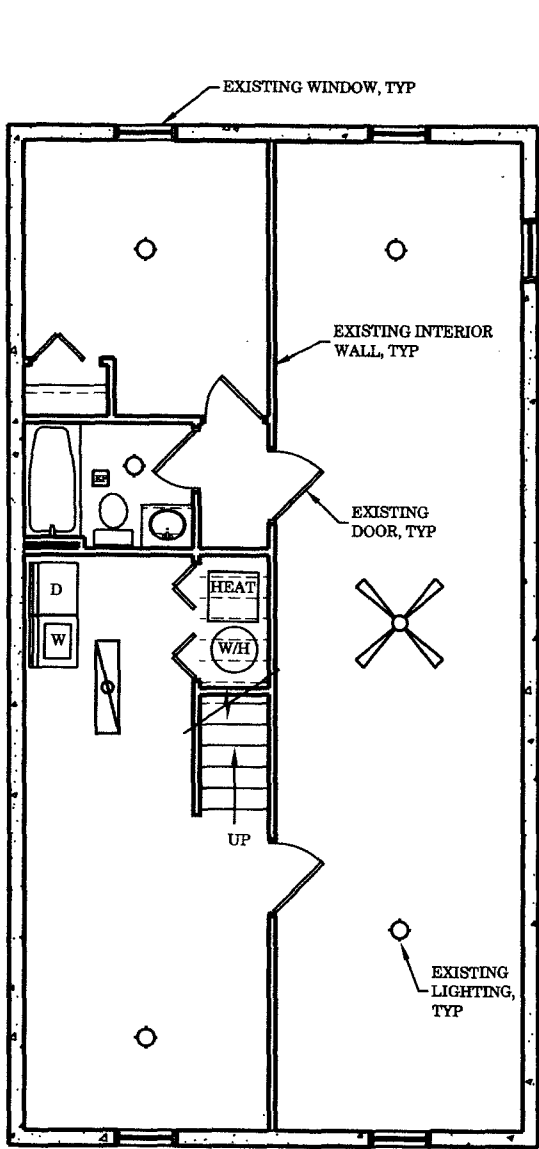
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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).

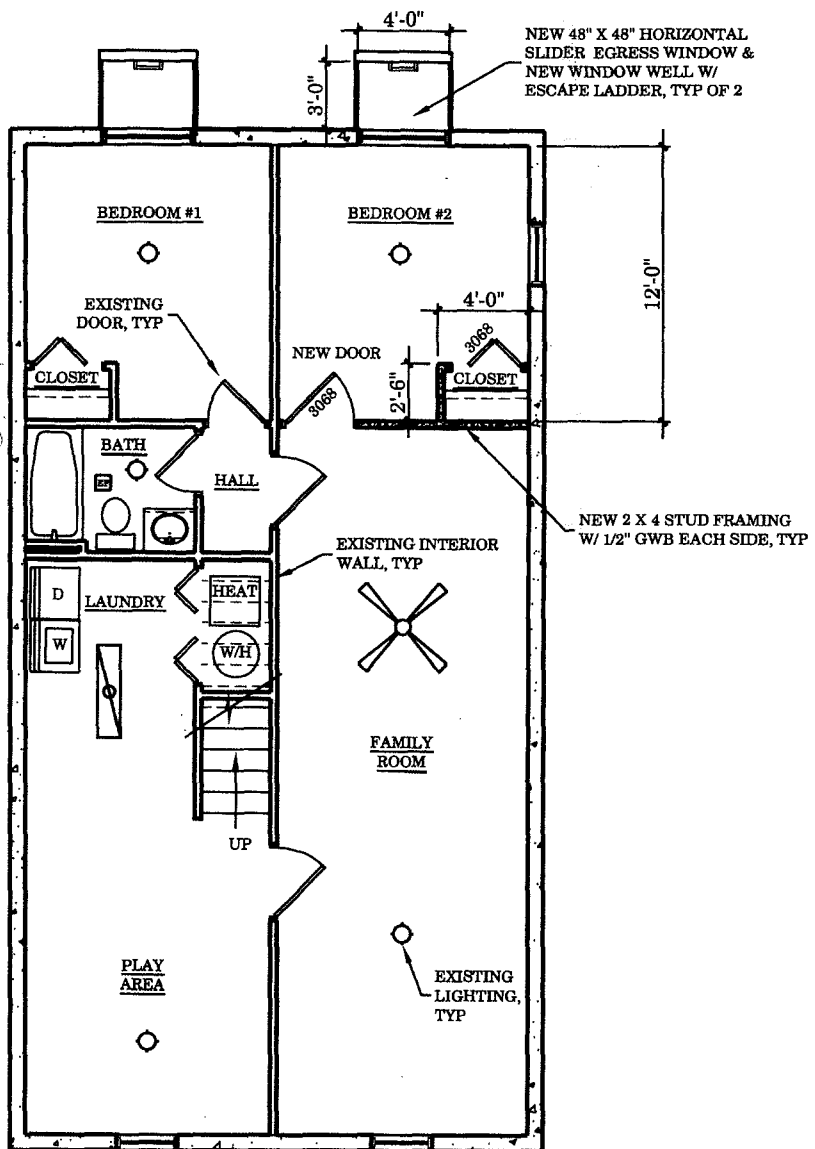
Applicant Signature [Signature] Date 7-15-10  
 Planning Approval \_\_\_\_\_ Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No <u>NO SEWER - NO WATER</u>
Utility Accounting <u>[Signature]</u>	Date	<u>7-15-10</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)



ACCEPTED *L. H. Hughes*  
 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.



NORTH  
**EXISTING BASEMENT FLOOR PLAN**  
 1/8" = 1'-0" 1,034 s.f.



NORTH  
**PROPOSED BASEMENT FLOOR PLAN**  
 1/8" = 1'-0" 1,034 s.f.

MONUMENT HEIGHTS SUBDIVISION BLOCK NO. 2, LOT # 12, 2945-104-13-024	306 W KENNEDY AVE GRAND JUNCTION, CO	Date: July 14, 2010
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