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# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Public Works & Planning Department**

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

1612-0

Building Address 1236 ROOD AVE

No. of Existing Bldgs 3 No. Proposed 3

Parcel No. 2945 - 133 - 05 - 014

Sq. Ft. of Existing Bldgs 1184 Sq. Ft. Proposed 168

Subdivision KEITH ADDITION

Sq. Ft. of Lot / Parcel 6752

Filing \_\_\_\_\_ Block D Lot 19 & 20

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1485 21%

Height of Proposed Structure 11'

**OWNER INFORMATION:**

Name MATT & THERESA GROSS

**DESCRIPTION OF WORK & INTENDED USE:**

Address 1236 ROOD AVE.

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

City / State / Zip G.J., CO 81501

**APPLICANT INFORMATION:**

Name MOR STORAGE

**\*TYPE OF HOME PROPOSED:**

Address 3010 I-70B

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): Bedroom / Bathroom

City / State / Zip G.J., CO 81504

NOTES: 12'x14' ADDITION W/ BATHROOM

Telephone 254-0460

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 \_\_\_\_\_

Maximum Height of Structure(s) 40

Parking Requirement PAID

Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_  
(Engineer's Initials)

Special Conditions SEP 08 2010

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 9-8-10

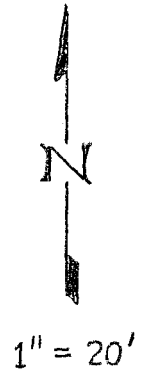
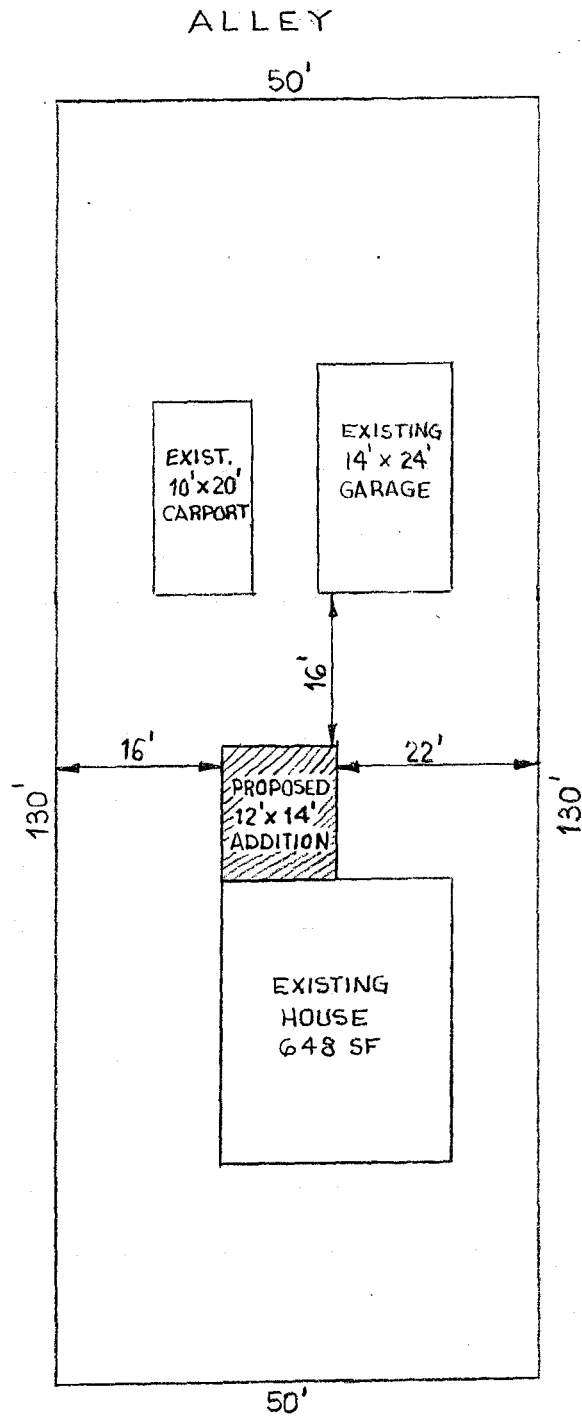
Planning Approval [Signature] Date 9/8/10

Additional water and/or sewer tap fee(s) are required: YES NO X W/O No. NO WTR / SWR change.

Utility Accounting [Signature] Date 9/8/10

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)

MATT & THERESA GROSS  
1236 ROOD AVE.



ROOD AVE.

ACCEPTED *Patricia* 7/8/10  
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