

FEE \$	10 <sup>00</sup>
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. 1497-0

Building Address 1259 ROOD AVE No. of Existing Bldgs 2 No. Proposed 3  
 Parcel No. 2945 - 133 - 12 - 008 Sq. Ft. of Existing Bldgs 1,384 Sq. Ft. Proposed 280  
 Subdivision \_\_\_\_\_ Sq. Ft. of Lot / Parcel 6,250  
 Filing \_\_\_\_\_ Block G Lot 15 & 16 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1,900  
**OWNER INFORMATION:** Height of Proposed Structure 10'

Name JAMES CUSATO III  
 Address 1259 ROOD AVE  
 City / State / Zip G. J., CO 81501

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

**APPLICANT INFORMATION:**  
 Name MOR STORAGE  
 Address 3010 I-70B  
 City / State / Zip G. J., CO 81504  
 Telephone 254-0460

**\*TYPE OF HOME PROPOSED:**  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_  
**PAID**  
**AUG 17 2010**  
**RB**

NOTES: 14' x 20' STORAGE SHED

**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>20/25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>/</u>	
Side <u>5/3</u> from PL Rear <u>10/5</u> from PL	Floodplain Certificate Required: YES _____ NO _____	
Maximum Height of Structure(s) <u>40'</u>	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.

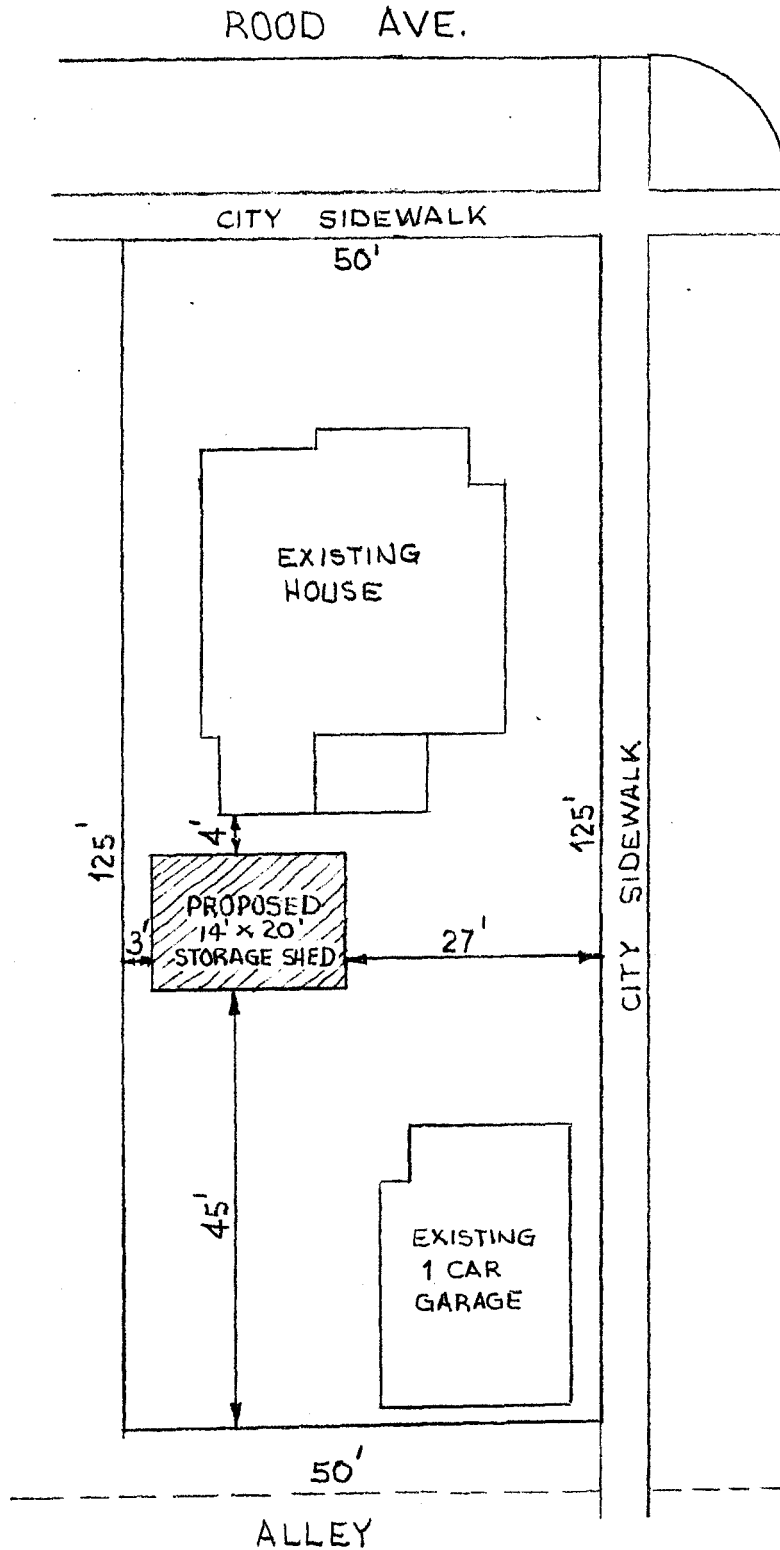
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 8-16-10  
 Planning Approval [Signature] Date 8/17/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>no sewer / water</u>
Utility Accounting <u>[Signature]</u>	Date	<u>8/17/10</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)

1259 ROOD AVE



N. 13<sup>th</sup> ST.

ACCEPTED *Pat Denlop* 8/17/10  
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