

Revised 3/3/10 Lydie Reynolds

FEE \$	10 ⁰⁰
TCP \$	/
SIF \$	/

PLANNING CLEARANCE

BLDG PERMIT NO.

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

Existing Acct.
11975-0

Building Address 757 Santa Clara Ave No. of Existing Bldgs 2 No. Proposed 1

Parcel No. 2945-234-05-002 Sq. Ft. of Existing Bldgs 2850 Sq. Ft. Proposed 3170

Subdivision Orchard Mesa Heights Sq. Ft. of Lot / Parcel 7500 sq ft 2036
1,091

Filing _____ Block 11 Lot 1 & 2

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2200 + 402

Height of Proposed Structure existing + 811 470 402

OWNER INFORMATION:

Name Patty Fisher

Address 757 Santa Clara Ave

City / State / Zip Grand Junction CO
81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel

Addition

Other (please specify): _____

APPLICANT INFORMATION:

Name Patty Fisher

Address 757 Santa Clara Ave.

City / State / Zip Grand Junction, CO, 81503

Telephone (970) 433-2111

*TYPE OF HOME PROPOSED:

Site Built

Manufactured Home (HUD)

Other (please specify): _____

Manufactured Home (UBC)

PAID

FEB 16 2010

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) 35 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 Patty Fisher Date 2-15-10

Planning Approval Pat Dunlop Date 2/16/10

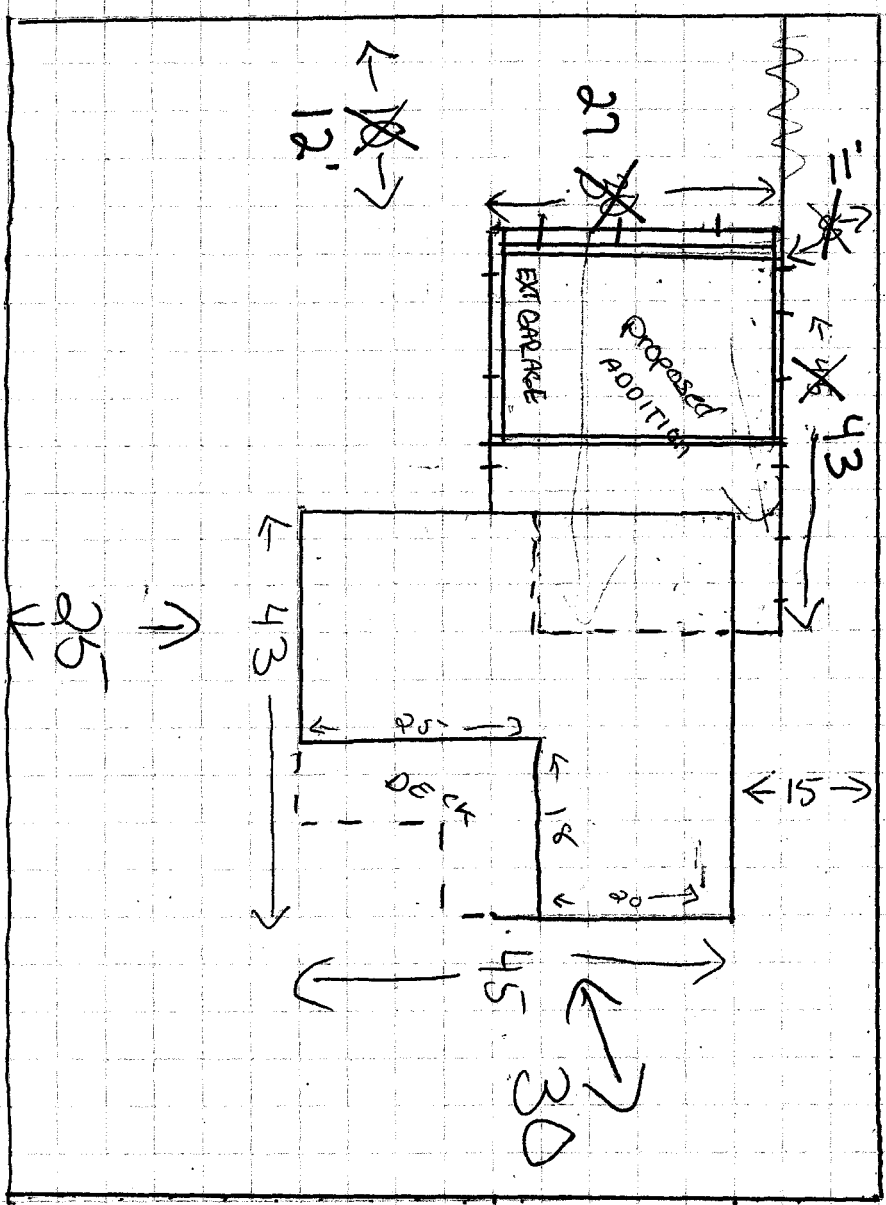
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>C. Bensley</u>	Date <u>2/16/10</u>		

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)

Alley

Aspen



Santa Clara

ACCEPTED *Pat Denker* 2/16/10
 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 SETBACK LINES.

Revised 3/3/10
Suzie Reynolds

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