

FEE \$	10.00
TCP \$	
SIF \$	

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Building Address 471 Margi
Parcel No. 2943-161-11-007
Subdivision Carron East Subd.
Filing 1 Block 1 Lot 7

No. of Existing Bldgs 1 Proposed 1
Sq. Ft. of Existing Bldgs 2359 Proposed 180 sq
Sq. Ft. of Lot / Parcel 180 sq
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name Eugene McWilliam
Address 471 Margi Ct
City / State / Zip Grand Junction

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name _____
Address Same
City / State / Zip _____
Telephone 4344077

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: _____

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>
Side <u>3'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 (Section 305, Uniform Building Code).

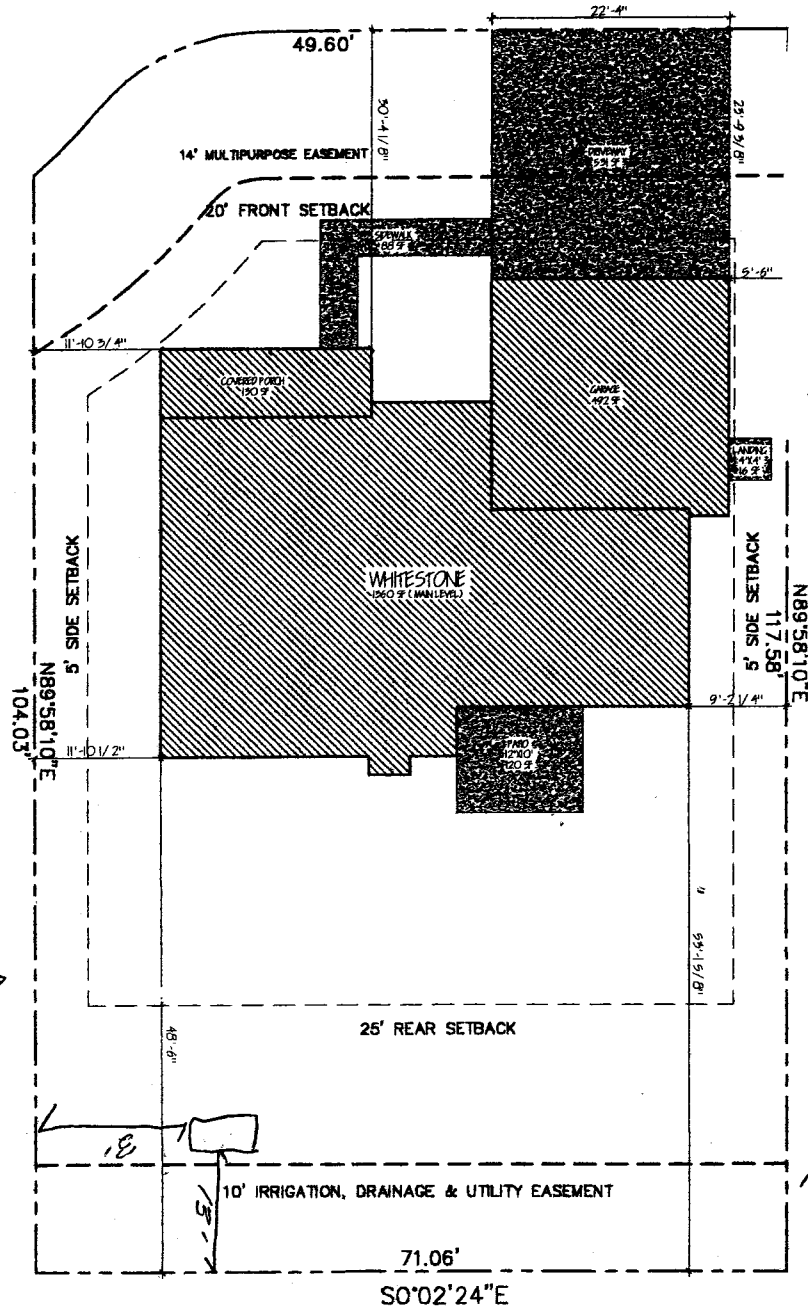
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Eugene McWilliam Date 1/13/04
Department Approval [Signature] Date 1/13/04

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. <u>Shed only</u>
Utility Accounting <u>[Signature]</u>	Date <u>1-13-04</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

MARGI COURT



SHED

- 3' EASEMENT FROM FENCES (BACK & SIDE)
- 2"X4" STUD FRAMING
- 1/2" MASONITE SIDING (PAINTED TO MATCH HOUSE COLOR)
- COMPOSITE ASPHALT ROOFING (MATCHING HOUSE ROOF)
- 10' X 18' OVERALL DIMENSION (7' SIDEWALLS)
- SHED WILL BE PLACED ON SKIDS FOR PORTABILITY

BLOCK 1
 LOT 7
 0.2 Acres.
 8257.3 Sq.ft.

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

Whitstone
 1-13-04

434-4027 - Genie McElivary
 (Fax also)

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MODEL: WHITESTONE ADDRESS: 471 MARGI COURT CITY, STATE: GRAND JUNCTION, CO
DRAWN BY: SHANE FOOTER
DATE: 1-17-01
REVISED BY:
DATE:
SHEET: CI
GREAT NEW HOMES PROJ. NO.
006-02 LT