

FEE \$	10.00
TCP \$	Ø
SIF \$	Ø

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

BLDG PERMIT NO. _____

Building Address 2247 Cortina Court
 Parcel No. 2945-014-50-010
 Subdivision Knobles
 Filing 5 Block #0 Lot 10

No. of Existing Bldgs 1 No. Proposed _____
 Sq. Ft. of Existing Bldgs 1877 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 Glenn Walker
 Address 2247 Cortina Court
 City / State / Zip GJ CO 81502

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Enclosing porch that already exists

APPLICANT INFORMATION:

Name Cole & Co Builders
 Address 235 N. 7th Street
 City / State / Zip GJ CO 81501
 Telephone 248-5499

*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 <u>100%</u>		
SETBACKS: Front <u>0</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>0</u> from PL Rear <u>0</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) _____	Special Conditions _____		
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)	<u>per site plan</u>	

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 Tenelle Wolff Date 4/6/05
 Department Approval Gayles Hender Date 4-6-05

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u>KELSBERRY</u>	Date <u>4/6/05</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)

What is this?
Show lot line and drive, if in place, for Lot 9

CORTINA COURT

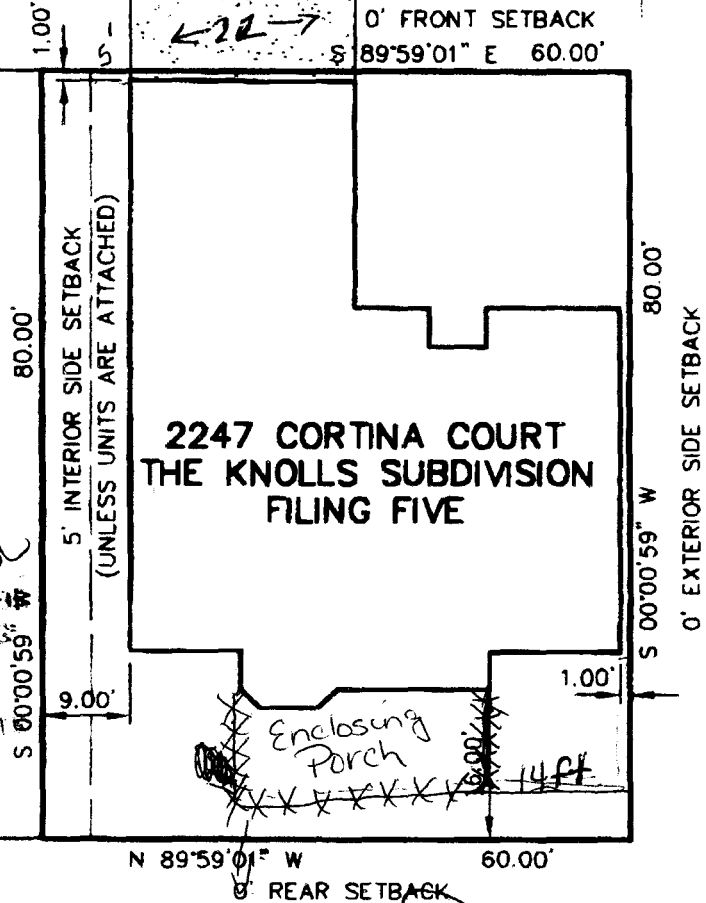
← 22 →
0' FRONT SETBACK
S 89°59'01" E 60.00'

LOT 9

LOT 11

2247 CORTINA COURT
THE KNOLLS SUBDIVISION
FILING FIVE

ACCEPTED C. Faye Gibson
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES



Enclosing Porch
14 ft

N 89°59'01" W 60.00'
0' REAR SETBACK

4-6-05
ACCEPTED Gayleen Henderson
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

510
D. [Signature]
6-17-02