

FEE \$ <u>Pd/APP</u>
TCP \$ <u>1039</u>
SIF \$ <u>A</u>

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

DG PERMIT NO. <u>MSP-2005-146</u>

Building Address 278 East Parkview Dr No. of Existing Bldgs 2 No. Proposed 1
 Parcel No. 2945-252-23-016 Sq. Ft. of Existing Bldgs 4332 Sq. Ft. Proposed 540
 Subdivision Parkview Sq. Ft. of Lot / Parcel .392 Acre
 Filing _____ Block 1 Lot 16 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2706
 OWNER INFORMATION: Height of Proposed Structure 12'

Name Ted Whittaker
 Address 278 East Parkview DR
 City / State / Zip Grand Junction, CO

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Accessory Dwelling Unit.

APPLICANT INFORMATION:
 Name Ted Whittaker
 Address 278 East Parkview Dr
 City / State / Zip Grand Junction, CO 81503
 Telephone 970-241-8161

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: Kitchen - mother in law Unit

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>RMF-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>3'</u> from PL Rear <u>5'</u> from PL	Parking Requirement <u>3 total</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>E</u>	Driveway Location Approval <u>UC</u> (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 Ted Whittaker Date 6-13-05

Department Approval Santa Costello Date 7-11-05

Additional water and/or sewer tap fees) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>18227</u>
Utility Accounting <u>O Overholt</u>	Date <u>7/12/05</u>

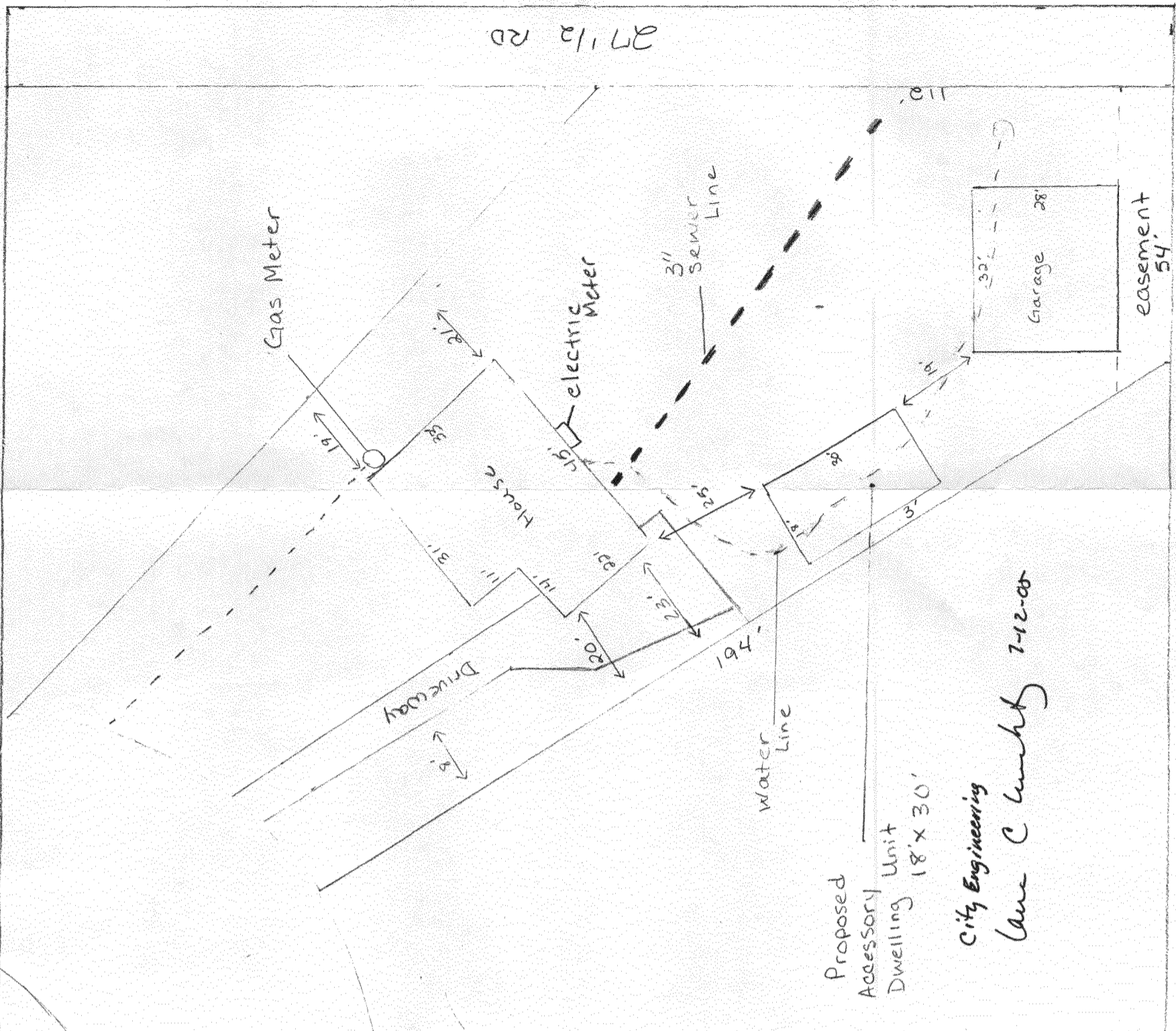
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

East Parkview

- 1 CM = 10 foot
- - - water line
- - - sewer line
- - - Gas line

N ↑

27 1/2 RD



Proposed
Accessory Dwelling
18' x 30'

City Engineering
Aure C. Smith 7-12-08

Accepted by City Planning Dept.
ACCEPTED BY CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Irrigation Canal