

FEE \$	10.00
TCP \$	0
SIF \$	0

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. \_\_\_\_\_

Building Address 1755 Westview

No. of Existing Bldgs 1 No. Proposed 1

Parcel No. 2945-013-01-010

Sq. Ft. of Existing Bldgs 3102+ Sq. Ft. Proposed 720

Subdivision Westview

Sq. Ft. of Lot / Parcel 15,000+

Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 4

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Tom Burke

Height of Proposed Structure \_\_\_\_\_

Address 2710 Skyline DR

**DESCRIPTION OF WORK & INTENDED USE:**

City / State / Zip Grand Jct. CO 81505

- New Single Family Home (\*check type below)
- Interior Remodel
- Addition GARAGE Storage
- Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Tom Burke

**\*TYPE OF HOME PROPOSED:**

Address 300 Main St. Ste 204

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

City / State / Zip G.J. CO 81501

NOTES: NO SWR / WTR Charges

Telephone 986-0411

**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' garage</u> <u>5' dwelling</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 <u>Minimum Principal Bldg separation - 12 ft between Lots 3 &amp; 4;</u>		
Voting District <u>D</u> Driveway Location Approval <u>DL</u> <small>(Engineer's Initials)</small>	<u>Front setback = distance from private drive Row</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 Tom Burke Date 9.19.07

Department Approval Gayleen Henderson Date 9-19-07

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No SWR / WTR Charge
Utility Accounting <u>(initials)</u>	Date <u>9/19/07</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)

GARAGE ADDITION  
1755 CRESTVIEW  
2945-013-10-010

9-19-07  
ACCEPTED *Gayleen Henderson*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT. APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
MARK AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

