

FEE \$ <u>10.00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. _____ *h*

Building Address 692 POLK CT
 Parcel No. 2945-032 | 94-012
 Subdivision COLONIAL HEIGHTS
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1799 Sq. Ft. Proposed 168
 Sq. Ft. of Lot / Parcel 10,331
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure 11' TO 12'

OWNER INFORMATION:

Name KEN J DANSBY
 Address 692 POLK CT
 City / State / Zip GRAND JCT, CO 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / Zip _____
 Telephone (970) 623-9705

***TYPE OF HOME PROPOSED:**

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

NOTES: 12' x 14' DETACHED (NO SERVICES)
STORAGE BLDG - 6' FROM HOUSE

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>R-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>
Side <u>3'</u> from PL Rear <u>5'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

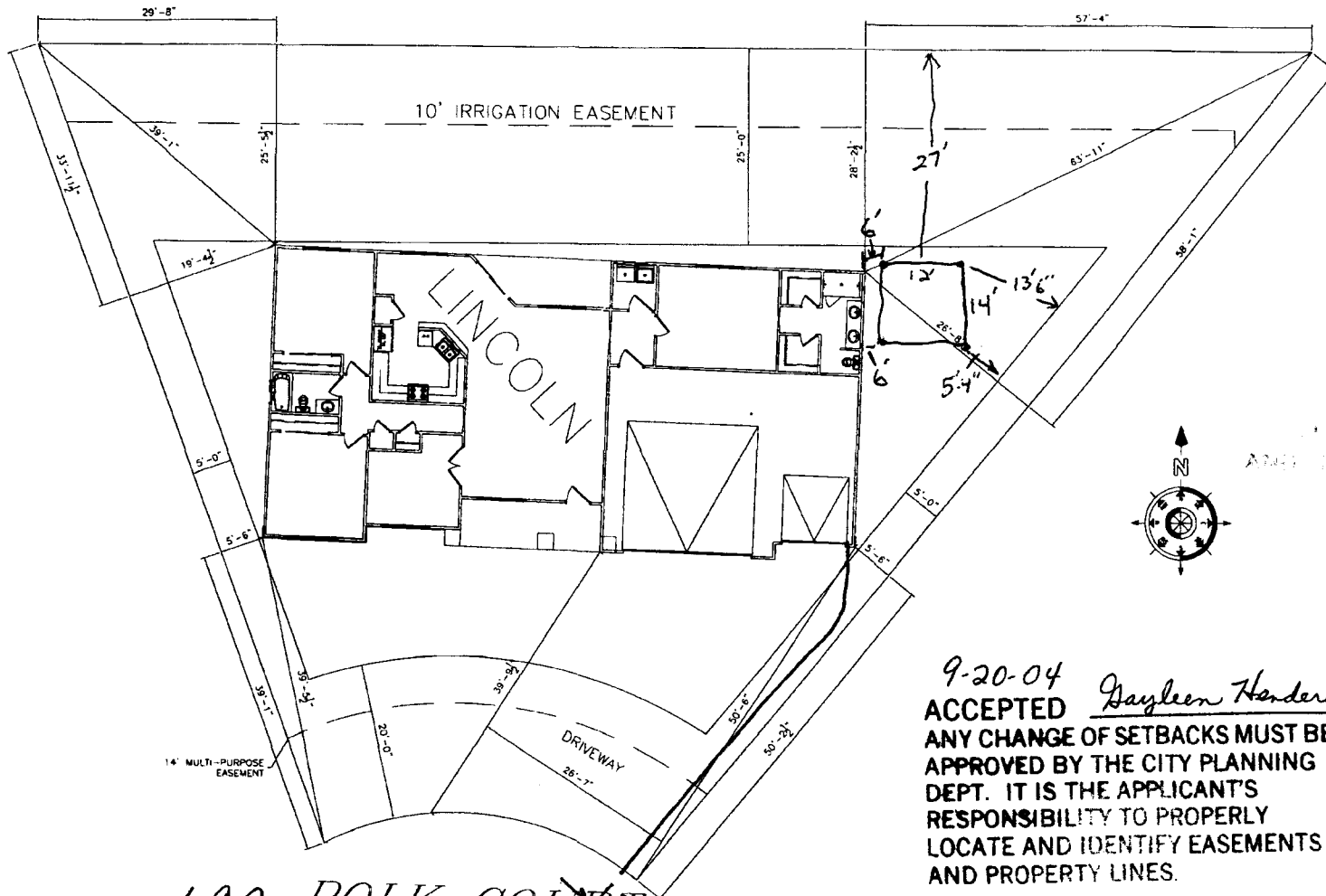
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Ben J Dansby Date 6-12-07
 Department Approval [Signature] Date 6-12-07

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u> W/O No. _____
Utility Accounting <u>[Signature]</u> Date <u>6/12/07</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)



Mrs. Ann 2/12/07

SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

9-20-04
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.

692 POLK COURT 2' MIN

*Drive OK per changes
 Tied Down 9-20-04*
 SCALE: N.T.S.

SITE PLAN INFORMATION	
SUBMISSION NAME	COLONIAL HEIGHTS- FILING 2
LOT NUMBER	8
BLOCK NUMBER	1
STREET ADDRESS	692 POLK
COUNTY	MESA
HOUSE SQ FT	?
LOT SIZE	10331 SF
FRONT SETBACKS USED	FRONT 20'
SIDES SETBACKS USED	SIDES 5'
REAR SETBACKS USED	REAR 25'

NOTE:
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

COLONIAL HEIGHTS #2
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