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## **PLANNING CLEARANCE**

RI	DG	DE	⊋МІТ	NO.

(Single Family Residential and Accessory Structures)

## **Public Works & Planning Department**

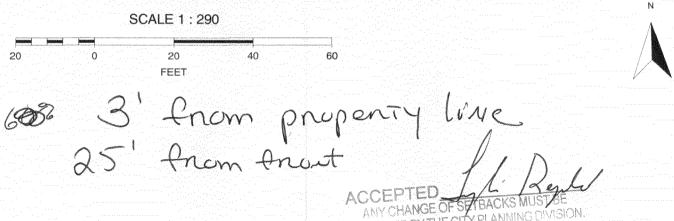
Building Address 2840 Herri CT	No. of Existing Bldgs No. Proposed
Parcel No. 2943 - 303 - 62 - 009	Sq. Ft. of Existing Bldgs 646 Sq. Ft. Proposed 60 1
Subdivision Annowheso Acres	Sq. Ft. of Lot / Parcel 9,278
Filing Block Lot	Sq. Ft. Coverage of Lot by Structures & Impervious Surface
OWNER INFORMATION:	(Total Existing & Proposed)Height of Proposed Structure
Name Steve Wolfier  Address Z840 Acris CT  City/State/Zip Grend Straction Co 8/	DESCRIPTION OF WORK & INTENDED USE:  New Single Family Home (*check type below) Interior Remodel Other (please specify):
APPLICANT INFORMATION	*TYPE OF HOME PROPOSED:
Name	Site Built Manufactured Home (UBC) Manufactured Home (HUD) Other (please specify):
	NOTES have as see 31 Ca
City / State / Zip	
Telephone 507-350-8224	property live
property lines, ingress/egress to the property, driveway locat	existing & proposed structure location(s), parking, setbacks to all ion & width & all easements & rights-of-way which abut the parcel.
THIS SECTION TO BE COM	PLETED BY PLANNING STAFF
ZONEKS	Maximum coverage of lot by structures
SETBACKS: Front from property line (PL)	Permanent Foundation Required: YESNO
Side from PL Rear from PL	Floodplain Certificate Required: YESNO
Maximum Height of Structure(s)	Parking Requirement
Voting District Driveway Location Approval(Engineer's Initia	Special Conditionss
	d, in writing, by the Public Works & Planning Department. The until a final inspection has been completed and a Certificate of
Company has seen assure, it applicable, by the building t	Department.
I hereby acknowledge that I have read this application and th	e information is correct; I agree to comply with any and all codes, ne project. I understand that failure to comply shall result in legal
I hereby acknowledge that I have read this application and the ordinances, laws, regulations or restrictions which apply to the action, which may include but not necessarily be limited to restrict the control of the	e information is correct; I agree to comply with any and all codes, ne project. I understand that failure to comply shall result in legal
I hereby acknowledge that I have read this application and thordinances, laws, regulations or restrictions which apply to the	ne information is correct; I agree to comply with any and all codes, ne project. I understand that failure to comply shall result in legal non-use of the building(s).
I hereby acknowledge that I have read this application and the ordinances, laws, regulations or restrictions which apply to the action, which may include but not necessarily be limited to reputational applicant Signature	ne information is correct; I agree to comply with any and all codes, ne project. I understand that failure to comply shall result in legal non-use of the building(s).  Date

VALID FOR SIX MONTHS FROM DATE OF ISSUAN¢E (Section 2.2.C.4 Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

## - Gity of Grand Junction GIS Zoning Map ©





TIS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND DENTIFY EASEMENTS AND PROPERTY LINES.