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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

45798-10062

BLDG PERMIT NO. _____

Building Address 2410 Apricot CT
 Parcel No. 2445-014-35-020
 Subdivision lots 20 BK 13 of Pleasant Run Spring Valley HOA
 Filing # 6 Block 13 Lot 20

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs 1540 Sq. Ft. Proposed 612 addition
 Sq. Ft. of Lot / Parcel 10,000 sq ft
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure Single Story

OWNER INFORMATION:

Name DAN/JULIE BITTNER
 Address 2410 Apricot CT
 City / State / Zip GRD JCT CO 81506

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name DAN/JULIE BITTNER
 Address 2410 Apricot CT
 City / State / Zip GRD JCT CO 81506
 Telephone 970 255 8446

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): bedroom, family room addition

NOTES: Area Room only
Foundation PLANS + floor + roof plans
are included

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 R-5 Maximum coverage of lot by structures 60
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES NO _____
 Side 5/3 from PL Rear 25/5 from PL Parking Requirement _____
 Maximum Height of Structure(s) 35' 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 Dan K Bittner Date 4-1-08

Department Approval Lyli Reynolds Date 4/3/08

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. NO WR/SWR Change

Utility Accounting [Signature] Date 4/3/08

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)

City of Grand Junction GIS Zoning Map ©



SCALE 1 : 213



ACCEPTED *Lydia Reynolds*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.

