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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

| |
|-----------------|
| BLDG PERMIT NO. |
|-----------------|

113909-13431

Building Address 392 Hill View Drive

Parcel No. 2945-201-08-001

Subdivision Ridges Aky Two

Filing 2 Block _____ Lot _____

No. of Existing Bldgs _____ No. Proposed _____

Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____

Sq. Ft. of Lot / Parcel _____

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

Height of Proposed Structure _____

OWNER INFORMATION:

Name Douglas Henry Thompson

Address 392 Hill View Drive

City / State / Zip Grand Junction, CO, 81507

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel Addition

Other (please specify): SHED
(putting shed on existing patio)

APPLICANT INFORMATION:

Name Douglas Henry Thompson

Address Same as Above

City / State / Zip " "

Telephone 970 243-4738

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): _____

NOTES: _____

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 PLANNING STAFF | |
|---|---|
| ZONE <u>PD (h4)</u> | Maximum coverage of lot by structures _____ |
| SETBACKS: Front <u>20</u> from property line (PL) | Permanent Foundation Required: YES _____ NO _____ |
| Side <u>10</u> from PL Rear <u>10</u> from PL | Floodplain Certificate Required: YES _____ NO _____ |
| Maximum Height of Structure(s) _____ | Parking Requirement _____ |
| Voting District _____ | Special Conditions _____ |
| Driveway Location Approval _____ (Engineer's Initials) | |

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 Douglas Thompson Date 8/10/08

Planning Approval Lydia Reynolds Date 8/11/08

| | | | |
|--|---------------------|--|-----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | <input checked="" type="checkbox"/> NO | W/O NO WTR/SWR Charge |
| Utility Accounting <u>[Signature]</u> | Date <u>8/11/08</u> | | |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

City of Grand Junction GIS Zoning Map ©



8/11/08

ACCEPTED *L.H. Ryals*

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.