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TCP \$
SIF \$

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 2700 H Road
 Parcel No. 2701-253-00-135
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 3 No. Proposed SAME
 Sq. Ft. of Existing Bldgs 2096 Sq. Ft. Proposed SAME
 Sq. Ft. of Lot / Parcel 16,073
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure no chg

OWNER INFORMATION:

Name KENNETH L. GLENN
 Address 2700 H RD.
 City / State / Zip GRAND JUNCT. CO. 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Ø SAME
 Address _____
 City / State / Zip _____
 Telephone 970 245 9762

PAID
OCT 06 2008
TB

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): putting cement slab founda-
 tion for shed

NOTES: putting cement slab foundation
 for existing shed

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>R1</u>	Maximum coverage of lot by structures <u>20</u>
SETBACKS: Front <u>25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>3</u> from PL Rear <u>10</u> from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) <u>35</u>	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 Kenneth L. Glenn Date 10-6-08
 Planning Approval C McKee Date 10/6/08

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

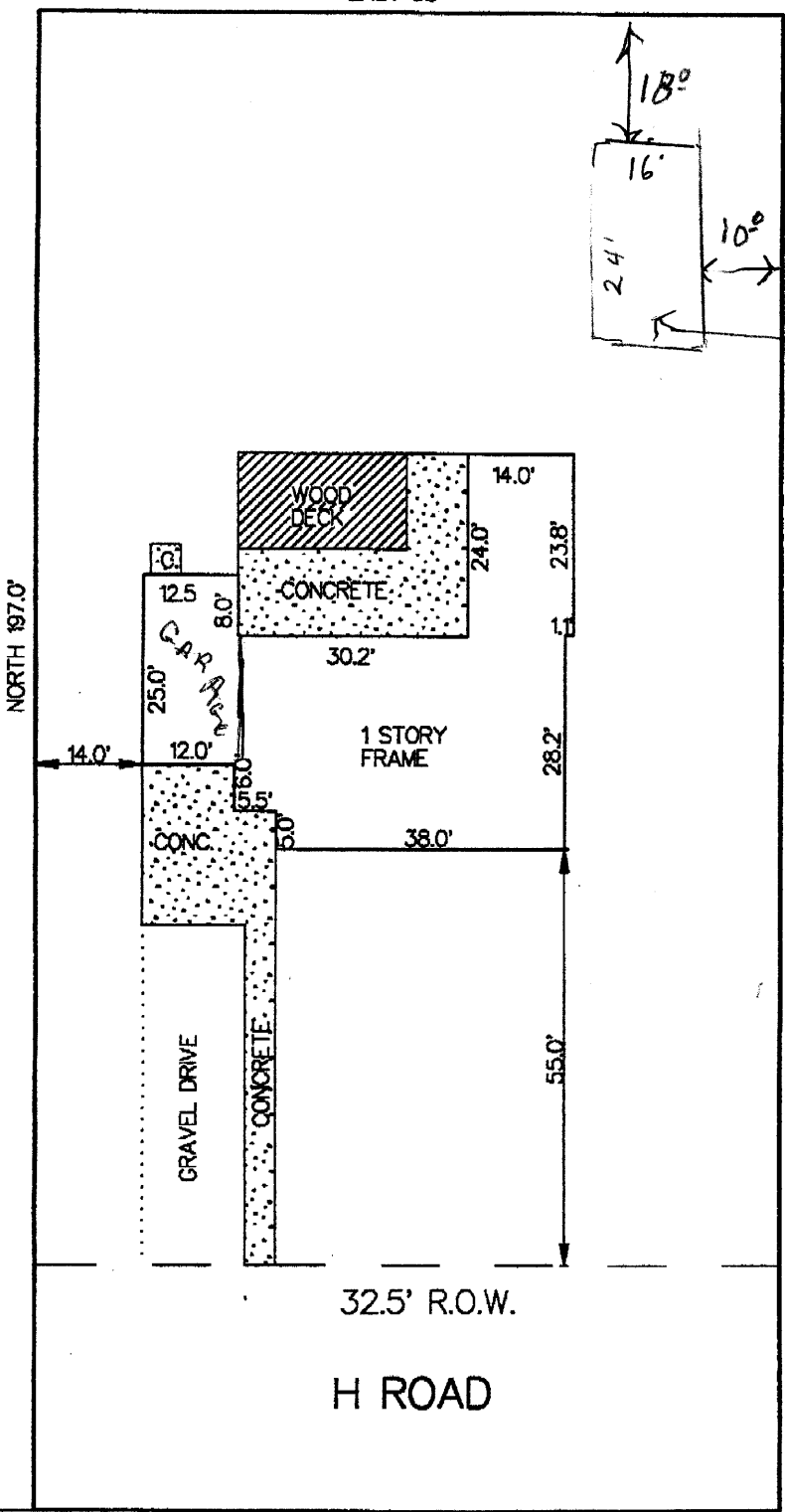
Utility Accounting C Bensley Date 10/6/08

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)

a County, Colorado.

2700 H ROAD
KENNETH L. GLENN

EAST 98'



EXISTING MOORI SHED
EX. TEMP ON SKIDS
CONG. PAD FOR SHED CONSTRUCTION

SCALE: 1" = 30'

ACCEPTED
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 UTILITY LINES.

M.C.S.M.

WEST 98'

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR PACIFIC AMERICAN
 IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF EASEMENTS, ENCROACHMENTS, OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL (DATE, 2/12/99) EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN OTHERWISE. I ALSO CERTIFY THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS SHOWN OTHERWISE.

2700 H Road

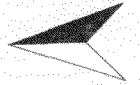
*See site plan for
SHPD permit
and utility*



ACCEPTED *cl*

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 ADJACENT PROPERTY.

N



SCALE 1 : 330

