

FEE \$: 10
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO.

117534-68280

Building Address 2946 Margaret Dr.
 Parcel No. 2943-293-34-007
 Subdivision Chipeta West
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 21 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 960
 Sq. Ft. of Lot / Parcel 213
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Gust C. Panos
 Address 2946 Margaret Dr.
 City / State / Zip Grand Junction CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Gust C. Panos
 Address 2946 Margaret Dr.
 City / State / Zip Grand Junction Co 81503
 Telephone 970-314-7929

***TYPE OF HOME PROPOSED:**

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

NOTES: No SWR / WTR charges

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 R-4 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side _____ from PL Rear _____ from PL Floodplain Certificate Required: YES _____ NO _____
 Maximum Height of Structure(s) _____ Parking Requirement _____
 Voting District _____ Driveway Location Approval _____ Special Conditions _____
 (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 Gust C. Panos Date 1 Dec, 2008
 Planning Approval Sydia Reynolds Date Dec 1, 2008

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No WTR / SWR charges</u>
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Utility Accounting <u>(initials)</u>	Date <u>12/1/08</u>
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City of Grand Junction GIS Zoning Map ©



ACCEPTED *[Signature]*
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.

SCALE 1 : 253

