

FEE \$	<u>0</u>
TCP \$	<u>/</u>
SIF \$	<u>/</u>

PLANNING CLEARANCE

BLDG PERMIT NO. _____

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

Building Address 55960-31760
2870 Pinyon Ave
 Parcel No. 7-9
 Subdivision Orchard Terr.
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 3 No. Proposed _____
 Sq. Ft. of Existing Bldgs 1330 Sq. Ft. Proposed 960
 Sq. Ft. of Lot / Parcel 286 ac.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name William D. Williams
 Address 2870 Pinyon Ave.
 City / State / Zip Grand Jet. Co. 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name William D Williams
 Address 2870 Pinyon
 City / State / Zip Grand Jet. Co
 Telephone 256-7337

***TYPE OF HOME PROPOSED:**

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

NOTES: removing existing carpet (20'x20')
& Adding 20x48' Addition (bedroom & bath)
20x28

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 _____ 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 Bruce Williams Date Sept 7-08
 Planning Approval C. McKee Date 9/4/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No Sewer/water change</u>
Utility Accounting <u>(initials)</u>	Date <u>9/4/08</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)

2870 Pinyon



Removing existing carpet (20x20)
& adding 20x48' addition
(bedroom & bath)
20x28

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 PROPERTY LINES.
SCALE 1:402
0 20 40 60
FEET
http://gis-web-fs.ci.grandjct.co.us/maps6/Zoning_Map1.mwf
Thursday, September 04, 2008 10:55 AM