

FEE \$	500
TCP \$	
SIF \$	

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

BLDG PERMIT NO. 67950-0

Building Address 565 22 1/2 Road
 Parcel No. 2945-072-34-002
 Subdivision Sundance Sub
 Filing _____ Block _____ Lot 2

No. of Existing Bldgs 2 No. Proposed 2 no chg
 Sq. Ft. of Existing Bldgs 2343 Sq. Ft. Proposed no chg
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2343+936 = 3279
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Leonard Hoffmann
 Address 565 22 1/2 Rd
 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): electric plumbing remodel
Kitchen, move laundry - no additional
living quarters being added
 *TYPE(OF HOME PROPOSED):
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

APPLICANT INFORMATION:

Name Leonard Hoffmann
 Address 565 22 1/2 Rd
 City / State / Zip Grand Junction Co 81507
 Telephone 970-241-7394

NOTES: _____
PAID
AUG 21 2009
RB

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>R2</u>	Maximum coverage of lot by structures	<u>30</u>
SETBACKS: Front	<u>20/25</u> from property line (PL)	Permanent Foundation Required: YES	<u>NA</u> NO _____
Side	<u>15/3</u> from PL	Floodplain Certificate Required: YES	NO <u>X</u>
Rear	<u>30/5</u> from PL	Parking Requirement	<u>2</u>
Maximum Height of Structure(s)	<u>35</u>	Voting District	_____
Driveway Location Approval	_____ (Engineer's Initials)	Special Conditions	_____

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 Leonard Hoffmann Date August 21, 2009
 Planning Approval C McKie Date 8/21/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>no sewer or water</u>
Utility Accounting	<u>C McKie</u>	Date	<u>8/21/09</u>