

11

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. _____

4503-0

Building Address 1810 N. 3RD ST.
 Parcel No. 2945-113-07-030
 Subdivision SHERWOOD ADDITION
 Filing _____ Block 2 Lot 28

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1102 Sq. Ft. Proposed 1102
 Sq. Ft. of Lot / Parcel 8319
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure EXISTING

OWNER INFORMATION:

Name RON BICKNELL
 Address 1810 N. 3RD ST.
 City / State / Zip GRAND JUNCTION, Co 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name WILCO ENTERPRISES, LLP.
 Address PO Box 3741
 City / State / Zip GRAND JUNCTION, Co 81502
 Telephone 970-242-2203

***TYPE OF HOME PROPOSED:**

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

DATE
 MAY 13 2009
 RB

NOTES: MOVE IN

Kitchen remodel

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-5 Maximum coverage of lot by structures ~~30~~ 60%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side 5' from PL Rear 25' from PL Floodplain Certificate Required: YES _____ NO _____
 Maximum Height of Structure(s) 35' Parking Requirement _____
 Voting District _____ Driveway Location Approval _____ Special Conditions Interior only
 (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 [Signature] Date 5/13/09
 Planning Approval [Signature] Date 5-13-09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no water/sewer changes</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>5/13/09</u>