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

BLDG PERMIT NO. 9391-0

Building Address 711 Ash Drive No. of Existing Bldgs 1 No. Proposed 2
 Parcel No. 2701-353-18-011 Sq. Ft. of Existing Bldgs 1385 Sq. Ft. Proposed 1745
 Subdivision Sunset Terrace Replat Sq. Ft. of Lot / Parcel 14,723
 Filing _____ Block 7 Lot 11 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4098/2673
 Height of Proposed Structure _____

OWNER INFORMATION:

Name THOMAS E. GIECK
 Address 711 ASH DR.
 City / State / Zip GRAND JCT. CO, 81506

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): ADD CARPORT 30x12=360 shed pad only 12.5' x 16" = 200

APPLICANT INFORMATION:

Name THOMAS E. GIECK
 Address 711 ASH DR.
 City / State / Zip GRAND JCT. CO 81506
 Telephone 970-263-7275

***TYPE OF HOME PROPOSED:**

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

NOTES: _____

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>R4</u>	Maximum coverage of lot by structures <u>50</u>	
SETBACKS: Front <u>25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____	
Side <u>3</u> from PL Rear <u>5</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>	
Maximum Height of Structure(s) <u>35</u>	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 Thomas E. Gieck Date 10/13/09
 Planning Approval C McKee Date 10/13/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	<input checked="" type="checkbox"/> W/O No. <u>No chg in use</u>
Utility Accounting <u>Charles</u>	Date <u>10/13/09</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)

711 Ash



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 PROPERTY LINES.

