

71

|        |                  |
|--------|------------------|
| FEE \$ | 10 <sup>00</sup> |
| TCP \$ |                  |
| SIF \$ |                  |

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

BLDG PERMIT NO. \_\_\_\_\_

# 37832

Building Address 2899 BONITO AV  
 Parcel No. 2943-064-36-012  
 Subdivision Indian Wash II  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 2500 Sq. Ft. Proposed 288  
 Sq. Ft. of Lot / Parcel 9888.12  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2500 + 288 = 2788 288  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name MARK BERRLEY  
 Address 2899 BONITO  
 City / State / Zip G.J. Co. 81507

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): PATIO COVER 12x24

**APPLICANT INFORMATION:**

Name EMERY HITCHCOCK  
 Address 3940 RAPID CR. RD  
 City / State / Zip PALISADE, CO. 8152  
 Telephone 261-7255

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

**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>PD</u>                                    | Maximum coverage of lot by structures <u>35%</u>       |                          |  |
| SETBACKS: Front <u>75</u> from property line (PL) | Permanent Foundation Required: YES _____ NO <u>X</u>   |                          |  |
| Side <u>10</u> from PL Rear <u>25</u> from PL     | Floodplain Certificate Required: YES _____ NO <u>X</u> |                          |  |
| Maximum Height of Structure(s) <u>32</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.

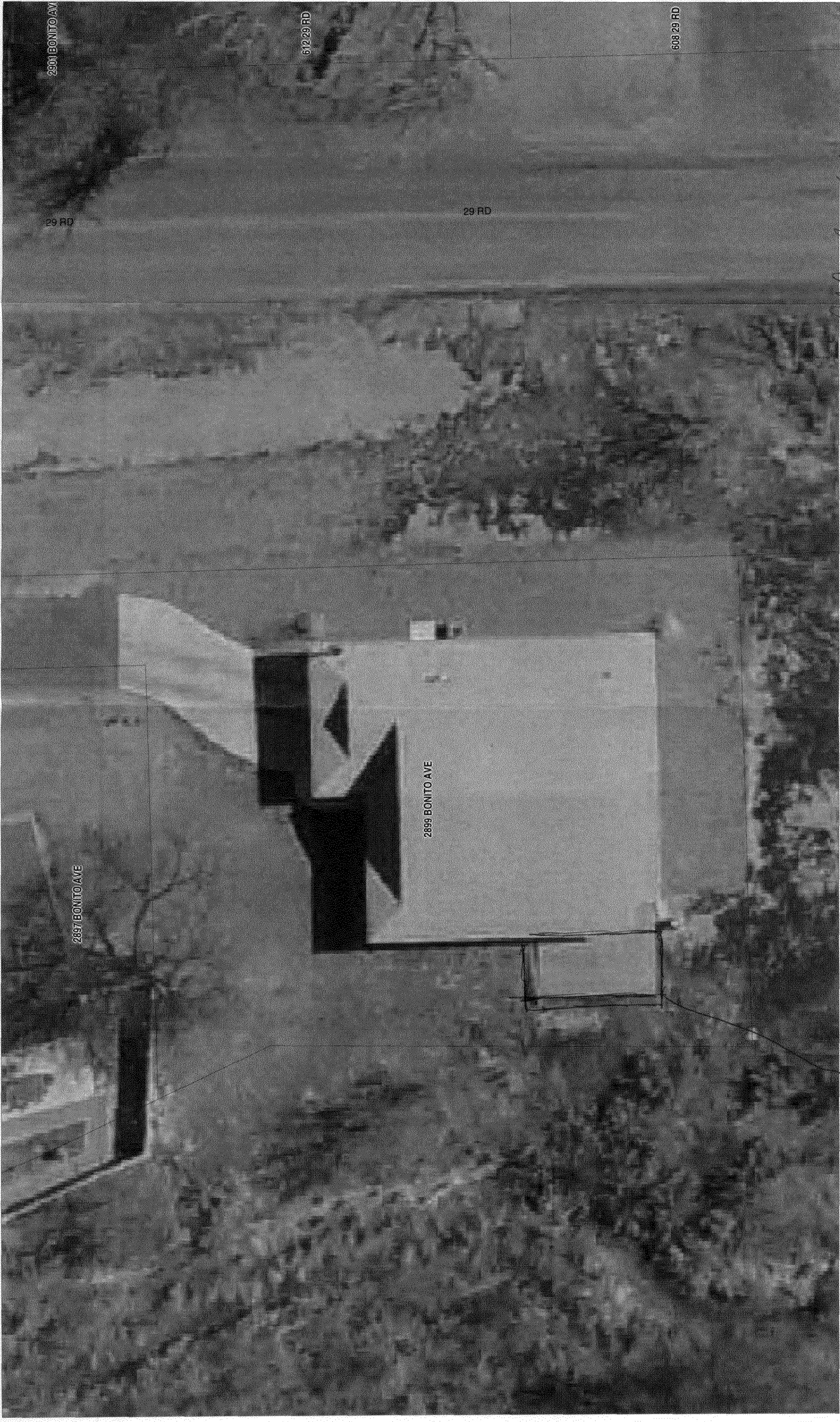
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Emery Hitchcock Date 9/21/09  
 Planning Approval Pat Dunlop Date 9/21/09

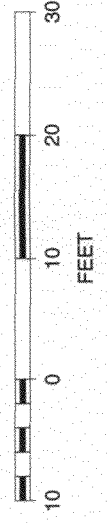
|                                                        |                     |    |                           |
|--------------------------------------------------------|---------------------|----|---------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES                 | NO | W/O NO <u>patio cover</u> |
| Utility Accounting <u>Colleen Agnew</u>                | Date <u>9-21-09</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)

# City of Grand Junction GIS Master Map ©



*INSET*  
SCALE 1 : 184



ACCEPTED *Pat Devlop 9/21/09*  
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.

