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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. _____

6710
 Building Address 2610 Bookcliff Ave
 Parcel No. 2945-121-09-005
 Subdivision Melrose Estates sub
 Filing _____ Block 2 Lot 2

No. of Existing Bldgs 1 No. Proposed 10 chg + 308
 Sq. Ft. of Existing Bldgs 1040 Sq. Ft. Proposed 336 = 644
 Sq. Ft. of Lot / Parcel 10,161
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1684
 Height of Proposed Structure 14

OWNER INFORMATION:

Name Dale Van Pelt
 Address 2610 Bookcliff Ave
 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): 2 Additions to existing home & garage

APPLICANT INFORMATION:

Name Dale Van Pelt
 Address 2610 Bookcliff Ave
 City / State / Zip Grand Junction, CO 81501
 Telephone (970) 640-8727

***TYPE OF HOME PROPOSED:**

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

NOTES: 14x22 master bedroom on 14x24 Addition onto GARAGE w/shop sink & electrical-no bath no add'l kitchen facilities
(NO ACCESSORY DWELLING UNIT)

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>R8</u>	Maximum coverage of lot by structures <u>70</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>5</u> from PL Rear <u>10</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>2</u>
Voting District <u>D</u> Driveway Location Approval _____	Special Conditions <u>10' utility easement</u>
(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).

X Applicant Signature Dale Van Pelt X Date 07-13-09
 Planning Approval [Signature] Date 7/13/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>7-13-9</u>		

POU says separate [Signature]



L. L. Reynolds
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY PARCELS AND PROPERTY LINES.

SCALE 1 : 285

