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

BLDG PERMIT NO. _____

Building Address 2912 BrookView LN No. of Existing Bldgs 1700 No. Proposed 1
 Parcel No. 2943-292-37-009 Sq. Ft. of Existing Bldgs 1700+ Sq. Ft. Proposed 144
 Subdivision RIVERVIEW ESTATES Sq. Ft. of Lot / Parcel .184
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name BALDWIN, JERRY O.
 Address 2912 BROOK VIEW LANE
 City / State / Zip GRAND JUNCTION CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name BALDWIN, JERRY
 Address 2912 BROOK VIEW LANE
 City / State / Zip GRAND JUNCTION CO 81503
 Telephone 970-985-4929

***TYPE OF HOME PROPOSED:**

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

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 R4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES _____ NO
 Side 1/3 from PL Rear 25/5 from PL Floodplain Certificate Required: YES _____ NO
 Maximum Height of Structure(s) 35 Parking Requirement 2
 Voting District _____ Driveway Location Approval _____ Special Conditions _____
 (Engineer's Initials)

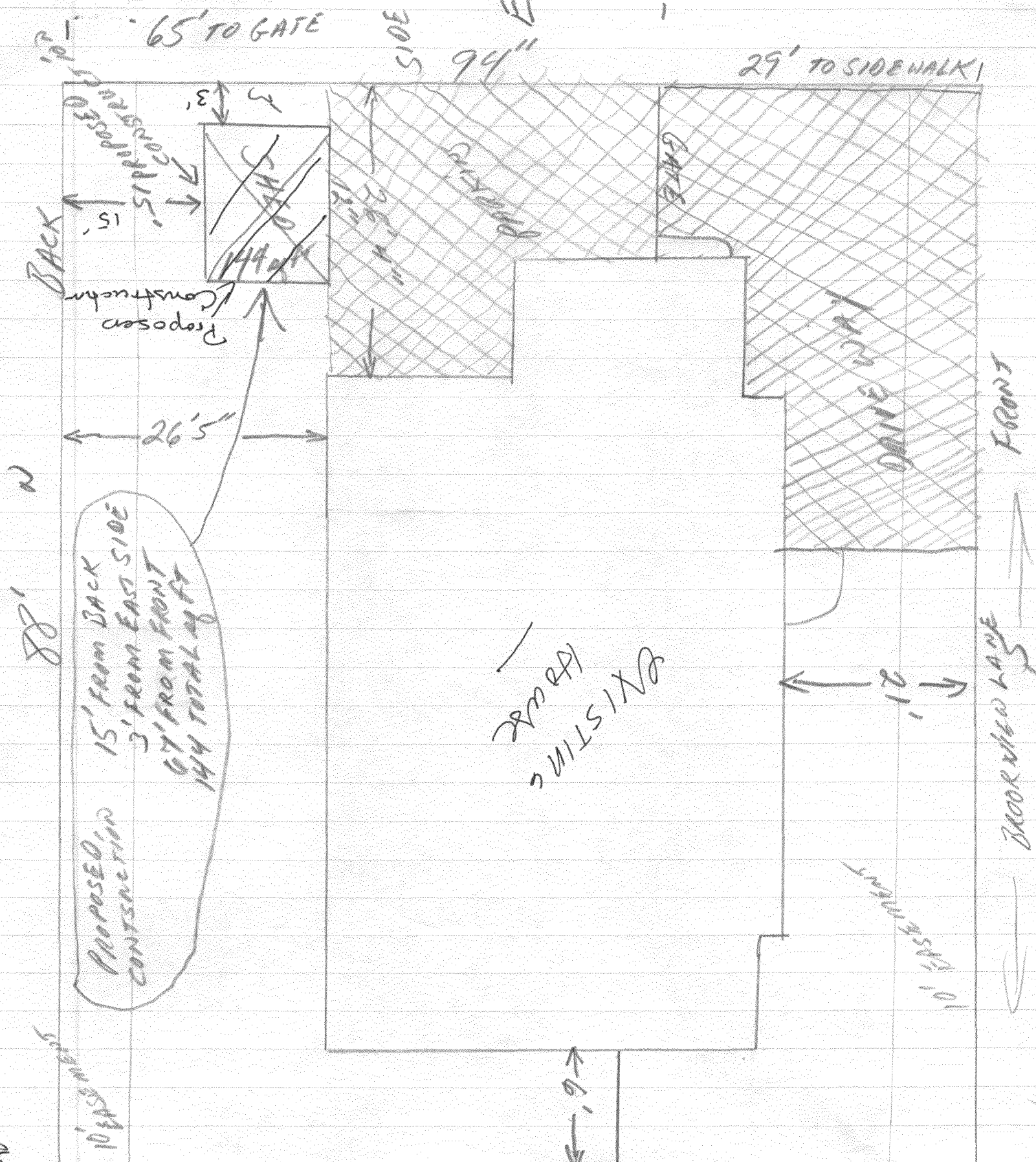
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 Jerry O. Baldwin Date 10/26/09
 Planning Approval Wendy Spence Date 10/27/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>CMC</u>		Date <u>10/26/09</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)



88' W
 PROPOSED CONTRACTION
 15' FROM BACK
 3' FROM EAST SIDE
 64' FROM FRONT
 144 TOTAL sq ft

27' 9"
 21' 12"
 10' 1" ASPHALT
 6' 1"

ACCEPTED Wendy Spurr
 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.

10' EASEMENT
 10' 1" ASPHALT
 6' 1"
 27' 9"
 21' 12"
 10' 1" ASPHALT
 6' 1"
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