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

BLDG PERMIT NO. 9239-0

Building Address 707 Bunker
 Parcel No. 2701-364-02-007
 Subdivision Partee Hqts
 Filing _____ Block 2 Lot 7

No. of Existing Bldgs 1 No. Proposed 10 chg
 Sq. Ft. of Existing Bldgs 2367 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 12,022
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2843
 Height of Proposed Structure 11'10"

OWNER INFORMATION:

Name BABE CARA MITCHELL
 Address 707 BUNKER
 City / State / Zip G.I. Co. 81506

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel
- Addition SL
- Other (please specify): 16 X 14 SF = 224 SF existing covered area - putting new roof & enclosing

APPLICANT INFORMATION:

Name SPRINGER CONST.
 Address P.O. BOX 299
 City / State / Zip FRUITA CO. 81521
 Telephone (970) 640-5400

***TYPE OF HOME PROPOSED:**

- Site Built
- Manufactured Home (HUD)
- Manufactured Home (MBC)
- 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>R-5</u>	Maximum coverage of lot by structures <u>60</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>25</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 _____	Special Conditions _____
Driveway Location Approval _____ (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 10-29-09
 Planning Approval [Signature] Date 10/29/09

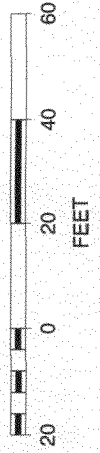
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>NO CHG W/ U</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/29/09</u>		

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)

707 Bunker



SCALE 1 : 429



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.

