

FEE \$	10 ⁰⁰
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. 21757-0

Building Address 527 CASA GRANDE CT. No. of Existing Bldgs 1 No. Proposed 2
 Parcel No. 2945-083-13-005 Sq. Ft. of Existing Bldgs 2296 Sq. Ft. Proposed 720
 Subdivision VISTA VILLA Sq. Ft. of Lot / Parcel 24,176
 Filing _____ Block 4 Lot 5 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4,127
 Height of Proposed Structure 13'

OWNER INFORMATION:

Name SCOTT MARTIN
 Address 527 CASA GRANDE CT.
 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): DETACHED GARAGE

APPLICANT INFORMATION:

Name MOR STORAGE
 Address 3010 I-70 B
 City / State / Zip G.J., CO 81507
 Telephone 254-0460

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

NOTES: 24' x 30' DETACHED GARAGE

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 R-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 5/3 from PL Rear 25/5 from PL Floodplain Certificate Required: YES _____ NO X
 Maximum Height of Structure(s) 35' 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).

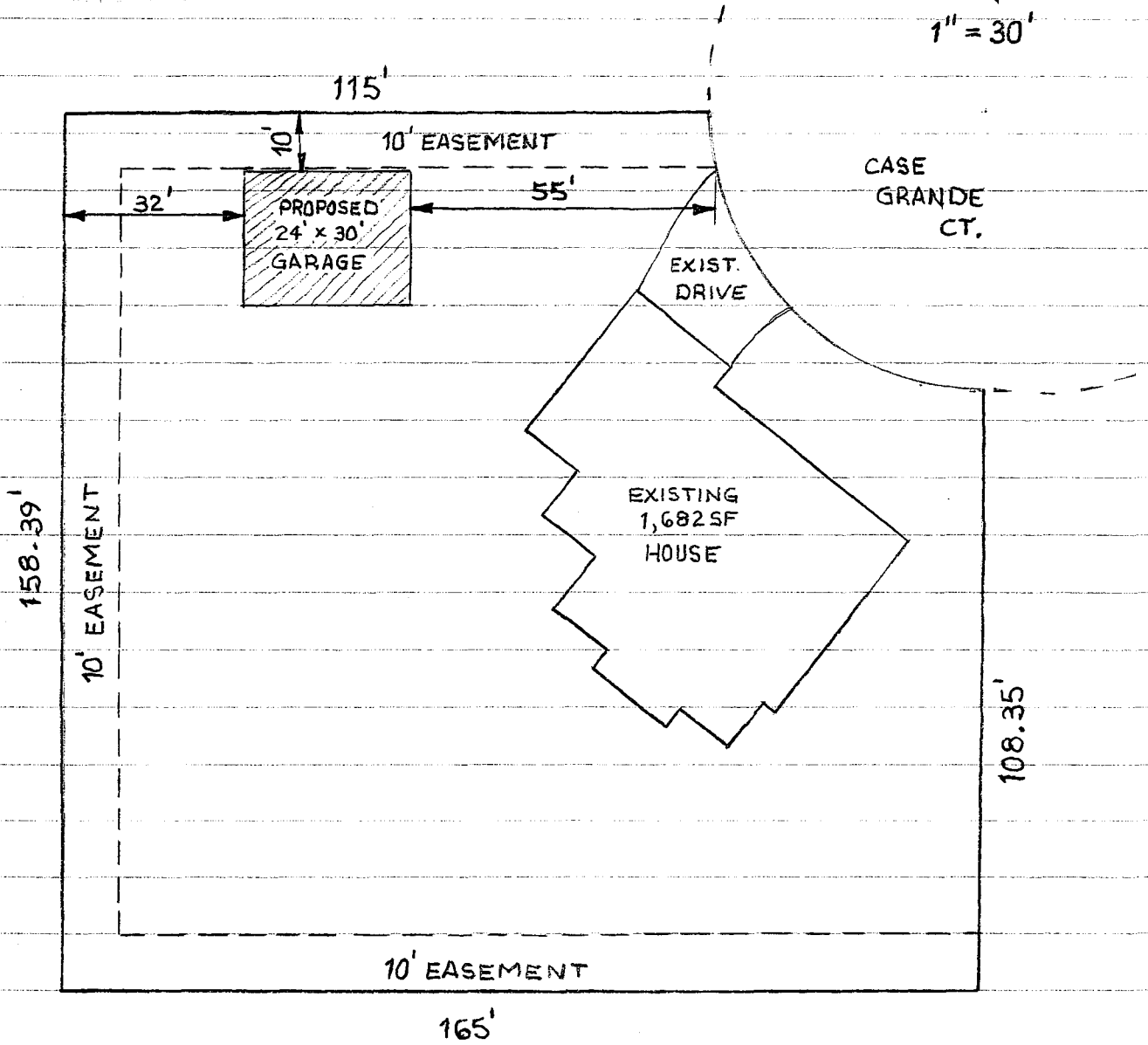
Applicant Signature [Signature] Date 10-20-09
 Planning Approval [Signature] Date 10/23/09

Additional water and/or sewer tap fee(s) are required:	YES	NOL	W/O No. <u>No chg</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/23/09</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)

SCOTT MARTIN
527 CASA GRANDE CT.

ACCEPTED *Pat Dunley 10/23/18*
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.



PLOT PLAN

Handwritten signature or initials