

22

FEE \$	10.00
TCP \$:	
SIF \$	

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

BLDG PERMIT NO. 73740-0

Building Address 559 Crestwood Avenue
 Parcel No. 2943-082-57-004
 Subdivision ARBORS
 Filing 1 Block 5 Lot 4

No. of Existing Bldgs 1 No. Proposed N/C
 Sq. Ft. of Existing Bldgs 1601 Sq. Ft. Proposed N/C
 Sq. Ft. of Lot / Parcel 58,805F
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2080
 Height of Proposed Structure _____

OWNER INFORMATION:

Name John T. Wong
 Address 559 Crestwood Ave
 City / State / Zip Grand Junction Co 81504

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel
- Addition
- Other (please specify): Add roof covering over existing patio (7' height)

APPLICANT INFORMATION:

Name John T. Wong
 Address 559 Crestwood Ave
 City / State / Zip Grand Junction Co 81504

***TYPE OF HOME PROPOSED:**

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

Telephone 242-5916

NOTES: Add covering over existing patio (7' height)

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>70%</u>
SETBACKS: Front <u>15'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Floodplain Certificate Required: YES _____ NO <input checked="" type="checkbox"/>
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement <u>2</u>
Voting District <u>D</u>	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).

X Applicant Signature John T. Wong Date 2-25-09
 Planning Approval C. Mcker Date 2/25/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO CHANGE</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/25/09</u>		

*covering
existing
paths*

*6-16-08
ACCEPTED PP
Gayle Anderson*

*6/25/09
ACCEPTED
CQ*

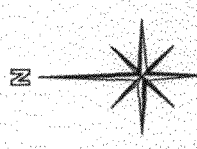
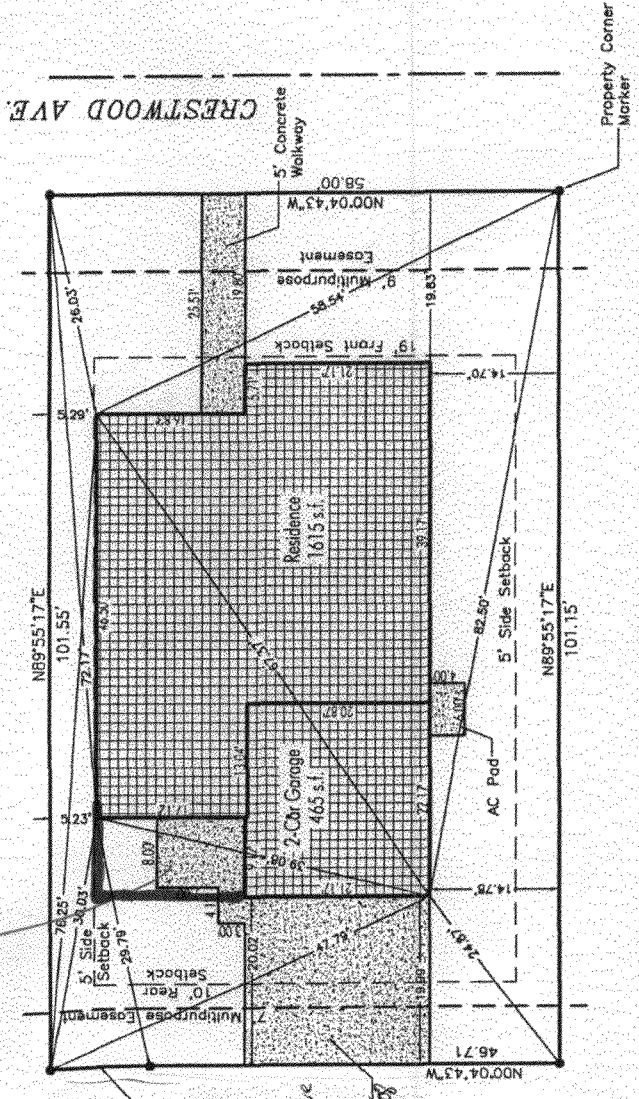
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

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$\Delta = 4'02.42"$
Length = 11.30'
Radius = 160.00'
Ch. Brg. = N D2'06"04" W
Ch. Length = 11.29'

20' Concrete Driveway
OK Pat 6/27/08

Tract D



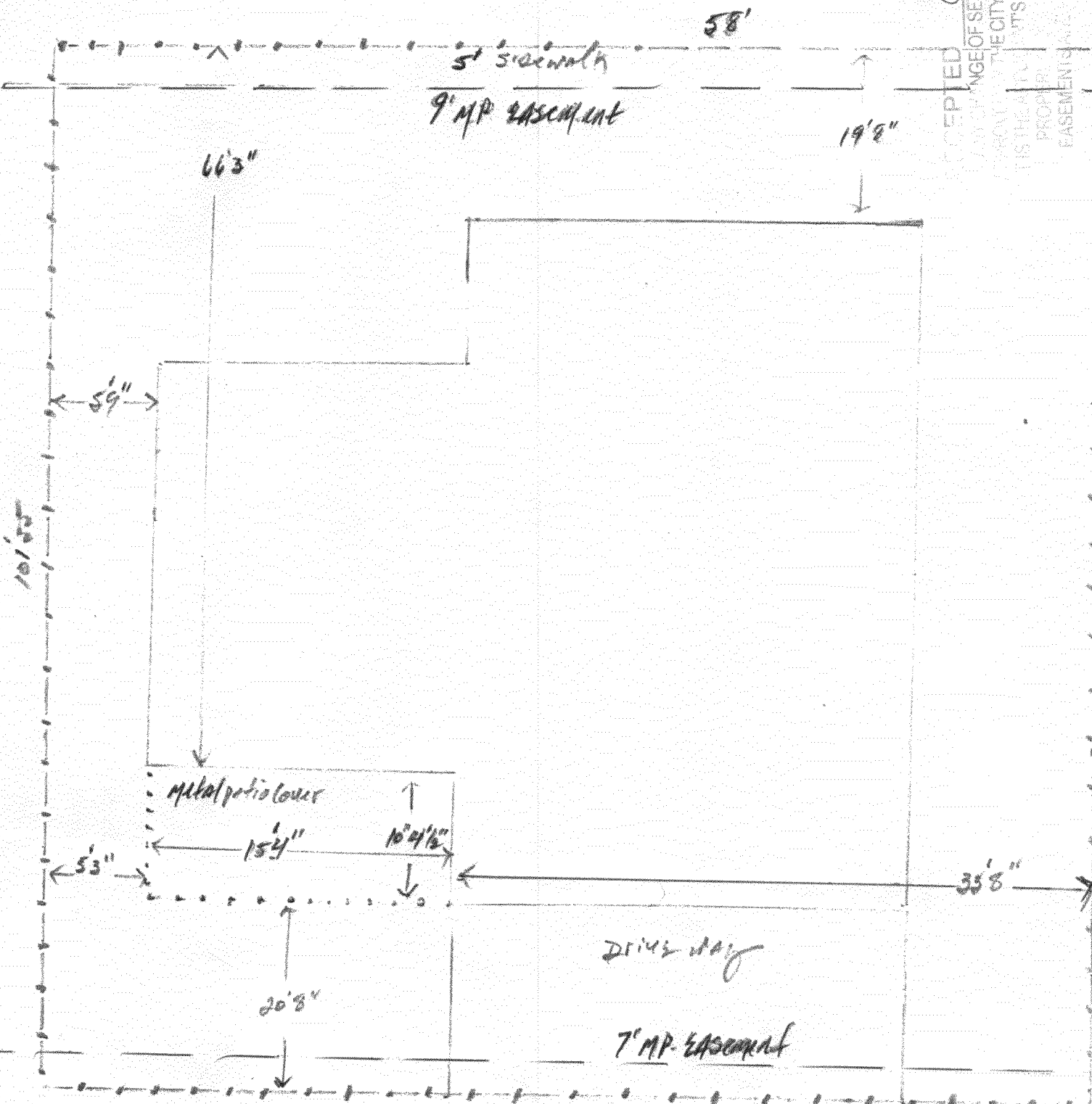
Graphic Scale
Scale: 1" = 20'



(55944)

← Crestwood Avenue →

ACCEPTED
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IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY IDENTIFY
EASEMENTS AND PROPERTY LINES.



10/15

10/15

PAVED
ALLEY