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98371 PLANNING CLEARANCE

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

BLDG PERMIT NO. _____

Building Address 3042 CROCUS CRT No. of Existing Bldgs 1 No. Proposed 2 total
 Parcel No. 2945-014-14-015 Sq. Ft. of Existing Bldgs 1856 Sq. Ft. Proposed 2048
 Subdivision Spring Valley Filing #4 Sq. Ft. of Lot / Parcel 11,151
 Filing _____ Block 8 Lot 15 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 983 drive + 1856 + 192 = 3036 SF
 Height of Proposed Structure 11'

OWNER INFORMATION:

Name JONATHAN ZELNER
 Address 3042 CROCUS CRT
 City / State / Zip GRAND JUNCTION CO 81506

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): 12x16 = 192 SF height - 11'

APPLICANT INFORMATION:

Name JONATHAN ZELNER
 Address 3042 CROCUS CRT
 City / State / Zip GRAND JUNCTION CO 81506
 Telephone 970-270-9894

***TYPE OF HOME PROPOSED:**

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

NOTES: no plumb or electrical
ACCD approval required

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 R5 Maximum coverage of lot by structures 60
 SETBACKS: Front 25 from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side 3 from PL Rear 5 from PL Floodplain Certificate Required: YES _____ NO X
 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 Jonathan Zelner Date 11-24-09
 Planning Approval [Signature] Date 11/24/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Shed</u>
Utility Accounting <u>[Signature]</u>	Date <u>11-24-09</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)

ACCEPTED
IF ANY CHANGE OF RECORDS MUST BE
MADE BY THE CITY PLANNING DIVISION
PROPERTY LOCATOR RESPONSIBILITY TO
PLANNING DIVISION

