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

BLDG PERMIT NO. 9575-0 1,806

Building Address 758 Flower St.
 Parcel No. 2701-351-06-011
 Subdivision Terra Del Vista
 Filing _____ Block 5 Lot 3

No. of Existing Bldgs 2 No. Proposed 2
 Sq. Ft. of Existing Bldgs 1191¹³⁹² Sq. Ft. Proposed 414
 Sq. Ft. of Lot / Parcel 13463
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3256 1806 (13%)
 Height of Proposed Structure 1

OWNER INFORMATION:

Name Brett Walton
 Address 758 Flower St.
 City / State / Zip GJ, CO. 81506

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Approx 20x22

APPLICANT INFORMATION:

Name Brett Walton
 Address 758 Flower St.
 City / State / Zip GJ, CO. 81506
 Telephone 970-216-2420

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 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>R2</u>	Maximum coverage of lot by structures <u>30</u>	
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
Side <u>15/3</u> from PL Rear <u>30/5</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement <u>2</u>	
Voting District _____	Driveway _____	Special Conditions _____
	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 Nov. 2, 2009
 Planning Approval [Signature] Date Nov 2, 2009

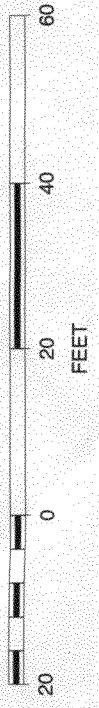
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No chg in use</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/02/09</u>		

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 *[Signature]*
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.

SCALE 1 : 271



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