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

BLDG PERMIT NO. _____

Building Address 243 GARFIELD DR
 Parcel No. 2943-293-34-003
 Subdivision Chipeta West
 Filing 1 Block 3 Lot 2

No. of Existing Bldgs 1 No. Proposed 2 total
 $2445 + 506 =$
 Sq. Ft. of Existing Bldgs 2951 Sq. Ft. Proposed 140
 Sq. Ft. of Lot / Parcel 10,094
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3842 38%
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Michael B Simpson
 Address 243 Garfield Dr
 City / State / Zip Grand Jct, CO 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 10X14 shed

APPLICANT INFORMATION:

Name _____
 Address SAME
 City / State / Zip _____
 Telephone 250 7172

***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 R4 Maximum coverage of lot by structures 50
 SETBACKS: Front 25 from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 3 from PL Rear 5 from PL Floodplain Certificate Required: YES _____ NO X
 Maximum Height of Structure(s) 35 Parking Requirement no chg (2)
 Voting District E 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 11/18/09
 Planning Approval [Signature] Date 11/19/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
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Utility Accounting <u>[Signature]</u>	Date <u>11/19/09</u>
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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)

