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TCP \$	/
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

on septic

Building Address 2593 G Rd
 Parcel No. 2945-031-00-013
 Subdivision N/A
 Filing N/A Block N/A Lot N/A

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs 4072 Sq. Ft. Proposed 4316
 Sq. Ft. of Lot / Parcel 1.119
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3516
 Height of Proposed Structure 11'

OWNER INFORMATION:

Name Todd Rowell
 Address 2593 G Rd
 City / State / Zip Grand Junction Co 81505

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel
 Addition 244.5 sq
 Other (please specify): _____

APPLICANT INFORMATION:

Name Todd Rowell
 Address 2593 G Rd
 City / State / Zip Grand Junction Co 81505
 Telephone 970-216-4987

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

NOTES: Home Theater addition

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>R-2</u>	Maximum coverage of lot by structures <u>30%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>15'</u> from PL Rear <u>30'</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement _____
Voting District _____ Driveway Location Approval _____ (Engineer's Initials)	Special Conditions <u>none</u>

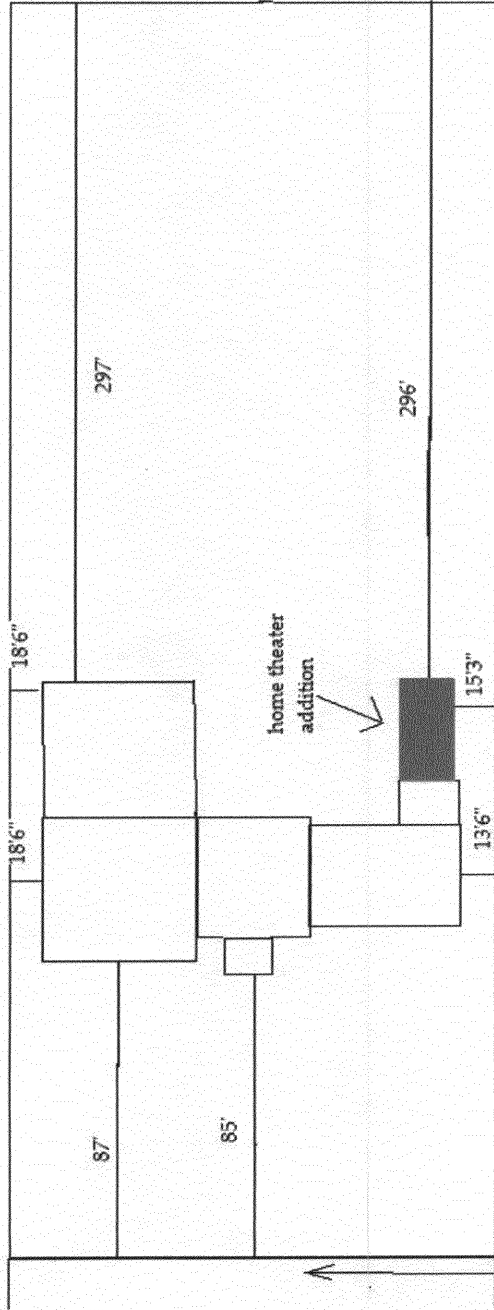
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 3-23-09
 Planning Approval [Signature] Date 3/23/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. <u>No change</u>
Utility Accounting <u>[Signature]</u>	Date <u>3-23-09</u>		

Plot Plan 2593 G Rd



North

30' access for G
Road

ACCEPTED *Pat Dwyer* 3/23/09
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.