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

BLDG PERMIT NO. _____

M

Building Address 2870 Grizzly Ct.
 Parcel No. 2943-301-97-006
 Subdivision Unawap Heights
 Filing File #4 Block 3 Lot 6

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1973 Sq. Ft. Proposed 96
 Sq. Ft. of Lot / Parcel 11,500
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3600
 Height of Proposed Structure 10'-11'

OWNER INFORMATION:

Name Duane G. Erkman
 Address 2870 Grizzly Ct
 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): Shed on skids
8x12

APPLICANT INFORMATION:

Name Duane G. Erkman
 Address 2870 Grizzly Ct
 City / State / Zip Grand Jct. CO 81503
 Telephone 292-5912

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): Shed on skids

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.

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|---|---|--------------------------|--|
| THIS SECTION TO BE COMPLETED BY PLANNING STAFF | | | |
| ZONE <u>R-4</u> | Maximum coverage of lot by structures <u>50</u> | | |
| SETBACKS: Front <u>20/25</u> from property line (PL) | Permanent Foundation Required: YES _____ NO _____ | | |
| Side <u>7/3</u> from PL Rear <u>25/5</u> from PL | Floodplain Certificate Required: YES _____ NO <u>X</u> | | |
| Maximum Height of Structure(s) <u>35</u> | Parking Requirement <u>2</u> | | |
| Voting District _____ | Driveway Location Approval _____ (Engineer's Initials) | Special Conditions _____ | |

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 Duane Erkman Date 8/31/09
 Planning Approval C. McKee Date 9/2/09

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|--|--------------------|-------------|--------------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <u>X</u> | W/O No. <u>no docs in case</u> |
| Utility Accounting <u>Manufacture</u> | Date <u>9/1/09</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



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.



