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

BLDG PERMIT NO. _____

m
 Ref # 4017-0

Building Address 460 W Hall No. of Existing Bldgs 1 No. Proposed no chg
 Parcel No. 2945-104-08005 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed no chg
 Subdivision Westlake Park Annex 2 Grand Junction Sq. Ft. of Lot / Parcel 12,022
 Filing _____ Block 4 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1603 + 462 driveway = 2065
 Height of Proposed Structure no chg

OWNER INFORMATION:

Name PHIL BERTRAND
 Address 460 WEST HALL
 City / State / Zip GRD JCT CO 81505

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

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / Zip _____
 Telephone 242-2762 (wk)

*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 R5 Maximum coverage of lot by structures 60
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side 5 from PL Rear 25 from PL Floodplain Certificate Required: YES _____ NO _____
 Maximum Height of Structure(s) 35 Parking Requirement 2
 Voting District _____ Driveway Location Approval _____ *ASSASSOR site down - SF APPROX.
 (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).

X Applicant Signature Phil Bertrand Date 6-21-09
 Planning Approval C McKee Date 6/4/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>No change</u>
Utility Accounting	Date <u>6-4-09</u>		