

FEE \$ <u>5.00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. m

10895-0

Building Address 2700 H ROAD
 Parcel No. 2701 253 00135
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 2 No. Proposed 2
 Sq. Ft. of Existing Bldgs 1600 Sq. Ft. Proposed 360
 Sq. Ft. of Lot / Parcel 6,200 ±
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 10'

OWNER INFORMATION:

Name KENNETH L. GLENN
 Address 2700 H RP.
 City / State / Zip G.S. CO. 81506

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below) ADDED
 Interior Remodel Addition
 Other (please specify): SHOP WITH BATH ROOM

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / Zip _____
 Telephone 970 245 9762

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: NO RANGE - NO ACCESSORY DWELLING UNIT

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-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>3</u> from PL Rear <u>10</u> from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) <u>35</u>	Parking Requirement _____
Voting District _____	Special Conditions _____
Driveway 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 Kenneth L. Glenn Date 4-28-09
 Planning Approval Tyler Reynolds Date 4/28/09

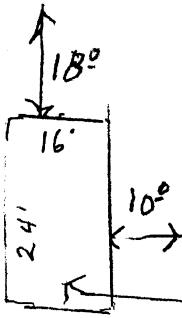
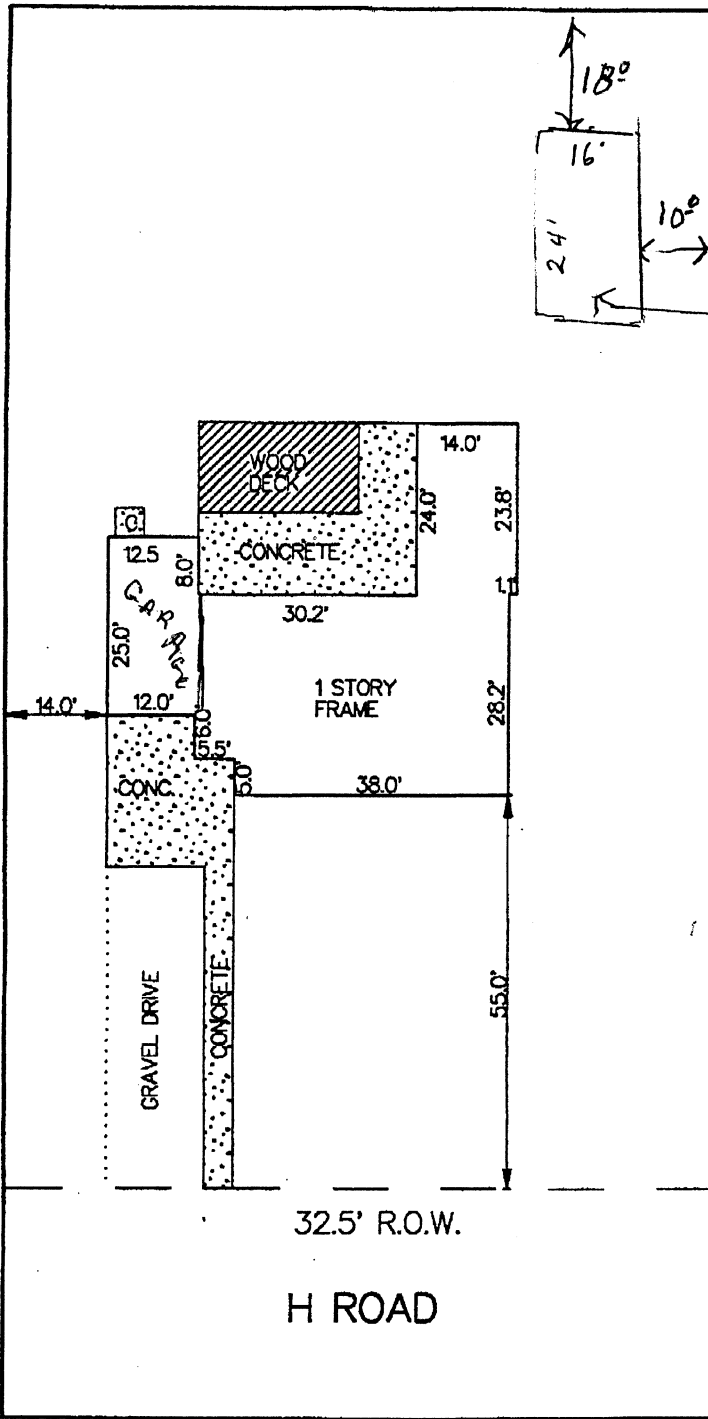
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no water/sewer add.</u>
Utility Accounting <u>ase</u>	Date <u>4/28/09</u>		

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)

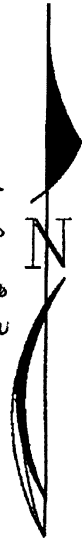
a. County, Colorado.

2700 H ROAD
KENNETH L. GLENN

EAST 98°



EXISTING MOORI SKID
EX. TEMP ON SKIDS
CONG. PAD FOR SHEB CONSTRUCTION

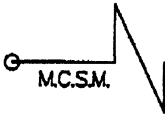


SCALE: 1" = 30'

for building 4/27/09

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.

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BY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR PACIFIC AMERICAN
IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF EASEMENTS, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL (DATE, 2/12/99) EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS SHOWN.