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TCP \$	
SIF \$	

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

BLDG PERMIT NO. m

3828-0

Building Address 710 Lake Shore Dr. No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2945-104-03-012 Sq. Ft. of Existing Bldgs 1148 Sq. Ft. Proposed ~~1148~~ 276
 Subdivision West Lake Park Sub Sq. Ft. of Lot / Parcel 10,774
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1424
 Height of Proposed Structure 12 ft

OWNER INFORMATION:

Name Dan Jackson
 Address 710 Lakeshore Dr
 City / State / Zip Grand Junction CO, 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Benchmark C.M.
 Address 1959 Broadway
 City / State / Zip Grand Junction CO, 81507
 Telephone 970-243-4847

***TYPE OF HOME PROPOSED:**

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

no change in footprint
 NOTES: Enclose existing car port and remodel kitchen

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-5</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) _____	Parking Requirement _____
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 [Signature] Date 4/1/09
 Planning Approval [Signature] Date 4/3/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>No Change</u>
Utility Accounting	Date <u>4-3-09</u>		

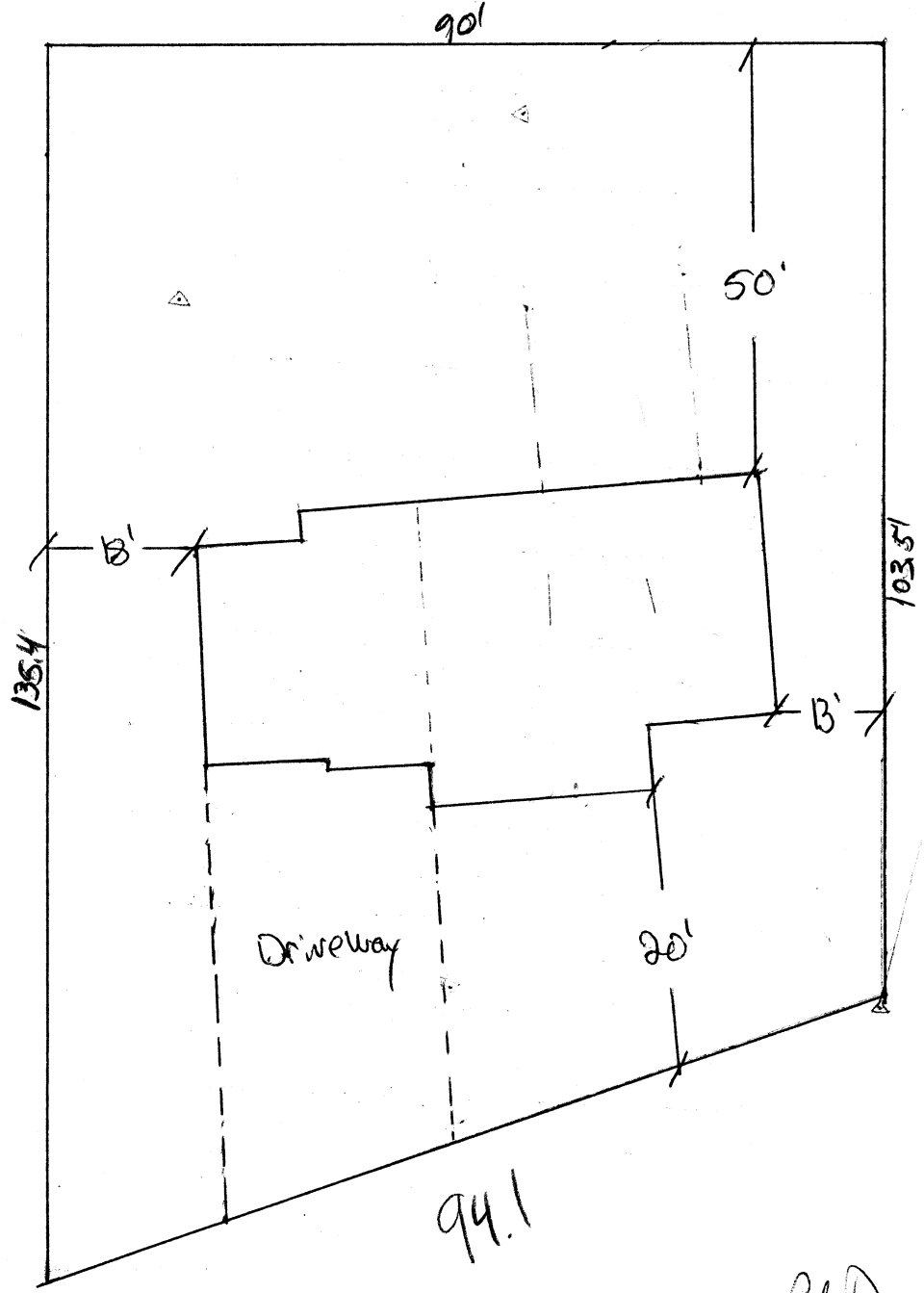
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

135.4
710
63

MUNRO ENGINEERING

710 LAKESHORE DRIVE - GRAND JUNCTION, COLORADO 81501 - PHONE 242-4948

710 Lakeshore Dr 1" = 20'



ACCEPTED *Pat Demler* 4/7/09
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.