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~~#~~ **53797-0**
PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 2598 Music Lane
 Parcel No. 2945-034-00-084
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 2 No. Proposed 3
 Sq. Ft. of Existing Bldgs 2457 + 864 = 3321 Sq. Ft. Proposed 800
 Sq. Ft. of Lot / Parcel 43,385
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4121
 Height of Proposed Structure 15'

OWNER INFORMATION:

Name JOHN T. HILLBRITTON
 Address 2598 MUSIC LN.
 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): PORTABLE CARPORT - NO electric or plumbing 40'x20'w=800SF NO FLOORING

APPLICANT INFORMATION:

Name SAME
 Address SAME
 City / State / Zip _____
 Telephone 970 255-9945

*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 <u>R1</u>	Maximum coverage of lot by structures <u>20</u>		
SETBACKS: Front <u>25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>		
Side <u>3</u> from PL Rear <u>10</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>		
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>2 no chg</u>		
Voting District <u>B</u>	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 John T. Hillbritton Date 11-9-09
 Planning Approval C McKee Date 11/9/09

Additional water and/or sewer tap fee(s) are required;	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>carport</u>
Utility Accounting <u>[Signature]</u>	Date	<u>11-9-09</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)

2598 Music Lane



ACCEPTED *cl*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY SETBACKS AND PROPERTY LINES.

