

|        |    |
|--------|----|
| FEE \$ | 10 |
| TCP \$ |    |
| SIF \$ |    |

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

BLDG PERMIT NO. M

12346-0

Building Address 251 W Parkview DR  
 Parcel No. 2945-250-18-019  
 Subdivision Parkview  
 Filing \_\_\_\_\_ Block 7 Lot 19

No. of Existing Bldgs 3 No. Proposed no chg  
 Sq. Ft. of Existing Bldgs 1725 Sq. Ft. Proposed no chg  
 Sq. Ft. of Lot / Parcel 9278  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 1725 + 468 driveway = 2193  
 Height of Proposed Structure existing

**OWNER INFORMATION:**

Name Amanda Gardner  
 Address 251 W Parkview Dr  
 City / State / Zip GJ CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
  - Interior Remodel  Addition
  - Other (please specify): enclose existing carport with side walls - no change in building footprint - adding electric & plumbing
- \*TYPE OF HOME PROPOSED:
- Site Built  Manufactured Home (UBC)
  - Manufactured Home (HUD)
  - Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Amanda Gardner  
 Address 251 W Parkview Dr  
 City / State / Zip GJ CO 81503  
 Telephone 970 254-2993

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>R8</u>                                    | Maximum coverage of lot by structures <u>70%</u>          |                          |  |
| SETBACKS: Front <u>20</u> from property line (PL) | Permanent Foundation Required: YES <u>X</u> NO _____      |                          |  |
| Side <u>5</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</u>                              |                          |  |
| Voting District _____                             | Driveway Location Approval _____<br>(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 12/28/09  
 Planning Approval [Signature] Date 12/28/09

|  |                      |             |                              |
|--|----------------------|-------------|------------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES                  | NO <u>X</u> | W/O No. <u>no chg in use</u> |
| Utility Accounting <u>[Signature]</u>                  | Date <u>12/28/09</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)