

711

FEE \$	10.00
TCR \$	0
SIF \$	0

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

BLDG PERMIT NO. _____

7711-0

Building Address 1441 PATTERSON RD # 601
 Parcel No. 2945-122-10-021
 Subdivision PATTERSON GARDENS
 Filing _____ Block _____ Lot 1

No. of Existing Bldgs 1 No. Proposed -
 Sq. Ft. of Existing Bldgs 1044 Sq. Ft. Proposed 136
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Keith Williams
 Address 1441 PATTERSON RD. # 601
 City / State / Zip GRAND Jct, CO 81506

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

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / Zip _____
 Telephone 970-216-5387

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____
PATIO
JUN 11 2009
RB

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-8</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Floodplain Certificate Required: YES _____ NO <u>✓</u>
Maximum Height of Structure(s) _____	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 [Signature] Date 6-11-09
 Planning Approval [Signature] Date 6-11-09

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. <u>no sewer/water</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/11/09</u>		

City of Grand Junction GIS Zoning Map ©



6-11-09

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.



BACK PORCH 14'1" PATIO SON RD # 601

PLAN VIEW

GRASS (COMMON AREA)

6-11-09

ACCEPTED *Gayleen Arden*
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.

8'1"

8'6 1/2"

ELECTRICAL BOX

GAS METER

SLIDER

CEMENT PATIO (EXISTING)

FLAG STONE (EXISTING)

4"X4" POST (4)

9'8"

17'6"

4'

4'

DIVIDER FENCE

BOUNDARY FENCE

