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#6732-0 PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO.

Building Address 2538 Pinyon No. of Existing Bldgs 1 No. Proposed _____
 Parcel No. 2945-121-33-008 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision Arbor Village Sub 1st Sq. Ft. of Lot / Parcel _____
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 12'

OWNER INFORMATION:

Name Christopher & Mary Pickens
 Address 2538 Pinyon
 City / State / Zip G. Jct Co

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): screened & covered porch

APPLICANT INFORMATION:

Name Acci 2000
 Address P O Box 511
 City / State / Zip Clifton Co 81520
 Telephone 210 76 70

***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>R-8</u>	Maximum coverage of lot by structures _____	
SETBACKS: Front <u>15/20</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____	
Side <u>5/3</u> from PL Rear <u>0/5</u> from PL	Floodplain Certificate Required: YES _____ NO _____	
Maximum Height of Structure(s) _____	Parking Requirement _____	
Voting District _____	Driveway Location Approval _____ <small>(Engineer's Initials)</small>	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 Chris Williams Date 11/9/09
 Planning Approval [Signature] Date 11/9/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Screened patio</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)



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.

F-15 R
6m/20 10/5

SCALE 1 : 273

