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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. _____

#26921-0
 Building Address 340 Sienna Court
 Parcel No. 2947-351-19-018
 Subdivision Canyon View
 Filing 5 Block 2 Lot 4

No. of Existing Bldgs 1 No. Proposed No chg 108
 Sq. Ft. of Existing Bldgs 4650 (house, pool, drive) Sq. Ft. Proposed 108
 Sq. Ft. of Lot / Parcel 17,293
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4,758
 Height of Proposed Structure Addition 14'

OWNER INFORMATION:

Name Bill Christensen
 Address 340 Sienna Court
 City / State / Zip Grand Junction CO 81507

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 108 SF Addition & ~~4650 SF~~

APPLICANT INFORMATION:

Name WD Yards Inc Sherrill Bick
 Address 577 N Westgate Dr
 City / State / Zip Grand Junction CO 81505
 Telephone 970-589-4754

*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>PD</u>	Maximum coverage of lot by structures _____		
SETBACKS: Front <u>35</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____		
Side <u>15</u> ^{interior} from PL Rear <u>25</u> from PL	Floodplain Certificate Required: YES _____ NO <input checked="" type="checkbox"/>		
Maximum Height of Structure(s) _____	Parking Requirement <u>2</u>		
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 Sherrill Bick Date 7-7-09
 Planning Approval C. McKee Date 7/7/09

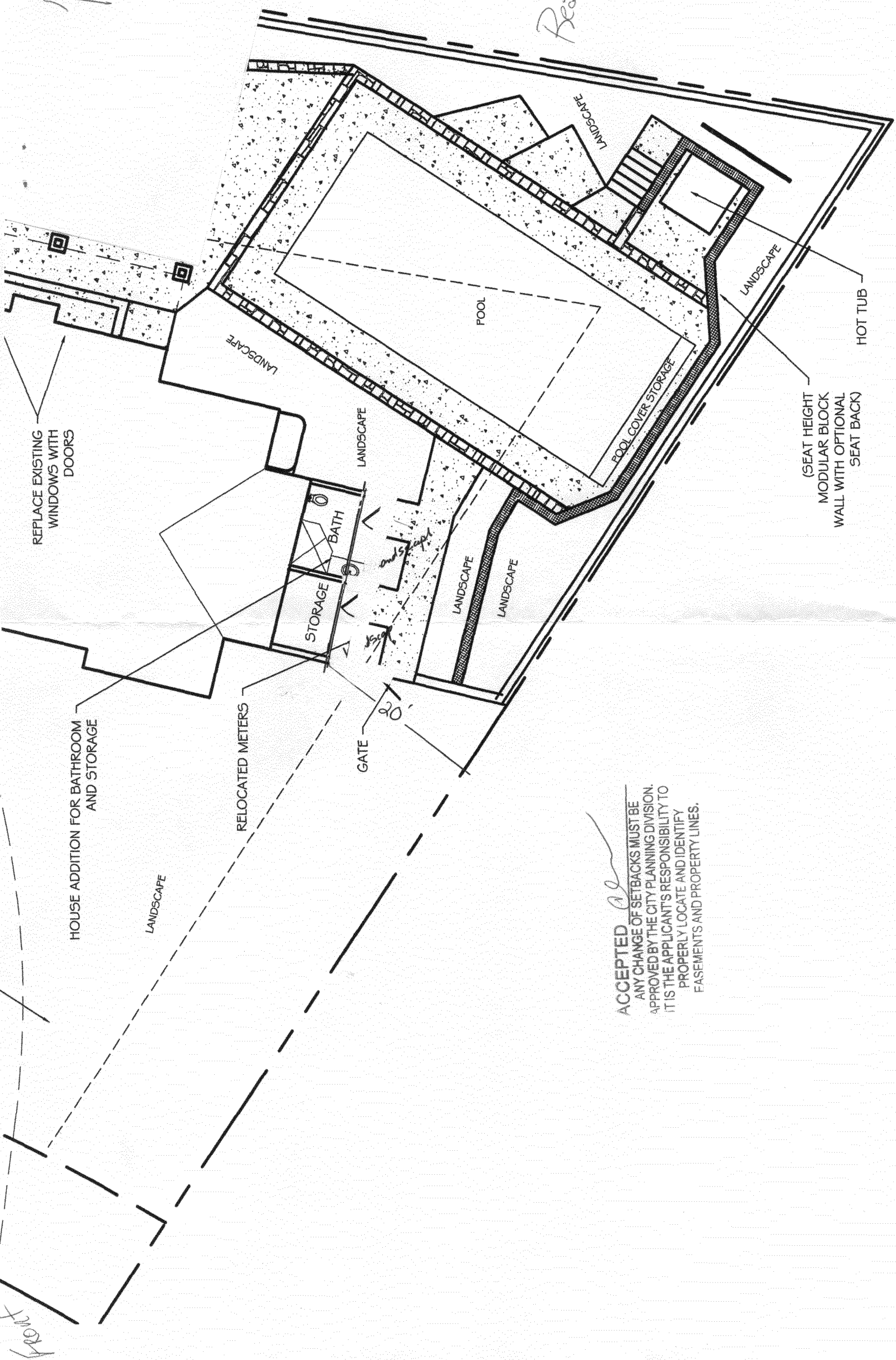
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>addition</u>
Utility Accounting <u>Dottie Vanner</u>	Date <u>June 7, 2009</u>		

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)

~~REVISION~~

N
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Rear



REPLACE EXISTING WINDOWS WITH DOORS

HOUSE ADDITION FOR BATHROOM AND STORAGE

RELOCATED METERS

GATE

20

STORAGE

BATH

POOL

POOL COVER STORAGE

HOT TUB

(SEAT HEIGHT MODULAR BLOCK WALL WITH OPTIONAL SEAT BACK)

ACCEPTED *AL*
 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.