

FEE \$	5.00
TCP \$	
SIF \$	

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

BLDG PERMIT NO. MC

60037-0

Building Address 3332 WOOD GATE PR No. of Existing Bldgs 1 No. Proposed no chg
 Parcel No. 2945-014-59-009 Sq. Ft. of Existing Bldgs 3378 Sq. Ft. Proposed
 Subdivision THE KNOLLS Sq. Ft. of Lot / Parcel 11499
 Filing 7 Block 1 Lot 9 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3378 + 900 (DRIVEWAY) = 4278
 Height of Proposed Structure

OWNER INFORMATION:

Name WELLING
 Address SAME
 City / State / Zip GRO JCT CO 81

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify):

APPLICANT INFORMATION:

Name AUSTIN & AUGUSTA
 Address 1801 I 70 B UNIT B-5
 City / State / Zip GRO JCT CO 81501
 Telephone 216-2010

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured UB (UBC)
- Manufactured Home (HUD)
- Other (please specify):

MAY 21 2009

NOTES: interior
FINISH BASEMENT - Add
bathroom

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 <u>35</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO <u> </u>		
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Floodplain Certificate Required: YES <u> </u> NO <u>X</u>		
Maximum Height of Structure(s) <u>32</u>	Parking Requirement <u>2</u>		
Voting District <u> </u> Driveway Location Approval <u> </u> (Engineer's Initials)	Special Conditions <u> </u>		

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 5-27-09
 Planning Approval [Signature] Date 5/27/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>no add. tap</u>
Utility Accounting <u>Over</u>	Date <u>5/27/09</u>	<u>Single Sewer use je</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)

30
6'-0" X 4'-5"

35'-8"

30'-10"

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.

18'-11"

21'-11 1/2"

3'-6"

8'-6"

ROUGH IN GAS F.P.

ROSLX

POST X STEEL BEAM 10x31

9' CEILING
UNFINISHED BASEMENT

POST X

BEDROOM #1
14'-2" X 12'-3"

CLOSET 10' X 4'

DOWN

W.H.

FURNACE

18" HIGH PLATFORM

ROUGH-IN BATH PER BUILDER

4'-1 1/2"

