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# PLANNING CLEARANCE

BLDG PERMIT NO. \_\_\_\_\_

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

Building Address 3090 B. N. 12th  
 Parcel No. 2945-013-20-971  
 Subdivision \_\_\_\_\_

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 96  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 10'-12'

Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 2  
 Primary Care Partners' Service  
**OWNER INFORMATION:** Hospice Campus

Name Hospice + Palliative  
Care of W.C.  
 Address 3090 B N. 12th  
 City / State / Grand Jct, Co. 81506

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): Storage shed  
8 x 12

**APPLICANT INFORMATION:**  
 Name Marc F. Wendland  
 Address 3090 B N. 12th  
 City / State / Grand Jct, Co. 81506  
 Telephone 970-241-2212

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

NOTES: taking 2 parking OK per town  
Bornes

**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	_____ from property line (PL)	Permanent Foundation Required:	YES _____ NO _____
Side	_____ from PL	Floodplain Certificate Required:	YES _____ NO _____
Maximum Height of Structure(s)	_____	Parking Requirement	<b>PAID</b>
Voting District	_____	Special Conditions	<u>JUL 19 2010</u>
Driveway Location Approval	_____ (Engineer's Initials)		<b>RS</b>

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 Marc F. Wendland Date 7-19-10  
 Planning Approval Lynne Reynolds Date 7/19/10

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No. <u>no water - no sewer</u>
Utility Accounting	<u>Ed Segert</u>		Date <u>7-19-10</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

