

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

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

BLDG PERMIT NO.

10303-1

Building Address 3045 N. 13th
 Parcel No. 2945-013-02-001
 Subdivision Eggleston Sub. (14.10)
 Filing _____ Block 2 Lot 9

No. of Existing Bldgs 1 No. Proposed 2
 Sq. Ft. of Existing Bldgs 1768 Sq. Ft. Proposed 456
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure 10'-12'

OWNER INFORMATION:

Name Hospice & Palliative Care
of W.C.
 Address 3090 B. N. 12th Street
 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 sheds

APPLICANT INFORMATION:

Name Marc F. Wendland
 Address 3090 B N. 12th St.
 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 sheds

NOTES:

PAID

JUL 13 2010

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 <u>70%</u>
SETBACKS: Front <u>20'/25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>5'/3'</u> from PL Rear <u>10'/5'</u> from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) _____	Parking Requirement _____
Voting District _____ Driveway Location Approval _____	Special Conditions _____
(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 Marc F. Wendland Date 7-13-10
 Planning Approval Dayleen Herd Date 7-13-2010

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No. <u>no sewer - no water</u>
Utility Accounting <u>[Signature]</u>	Date <u>7-13-10</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)

City of Grand Junction GIS Zoning Map ©



7-13-2010

Jaylene Holden

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