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

BLDG PERMIT NO. _____
 SEE FOUNDATION ONLY PLANNING CLEARANCE
 DEFERRED FEES
 ZONING

Building Address 488 23 RD.
 Parcel No. 2945-172-22-001
 Subdivision LAMPLIGHT
 Filing 1 Block 1 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 52,270 ±
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 8,000 ±
 Height of Proposed Structure 14

OWNER INFORMATION:

Name HENRY DRAKE
 Address 555 BLUFF CT.
 City / State / Zip G.J. CO 81507

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name _____
 Address SAME
 City / State / Zip _____
 Telephone _____

***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 R-2 Maximum coverage of lot by structures 30%
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES NO
 Side 15/3 from PL Rear 30/5 from PL Floodplain Certificate Required: YES NO
 Maximum Height of Structure(s) 35 Parking Requirement 2 **PAID**
 Voting District 4 Driveway Location Approval _____ Special Conditions _____
 (Engineer's Initials) _____ **SEP 28 2010**
 _____ **RS**

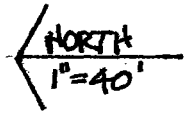
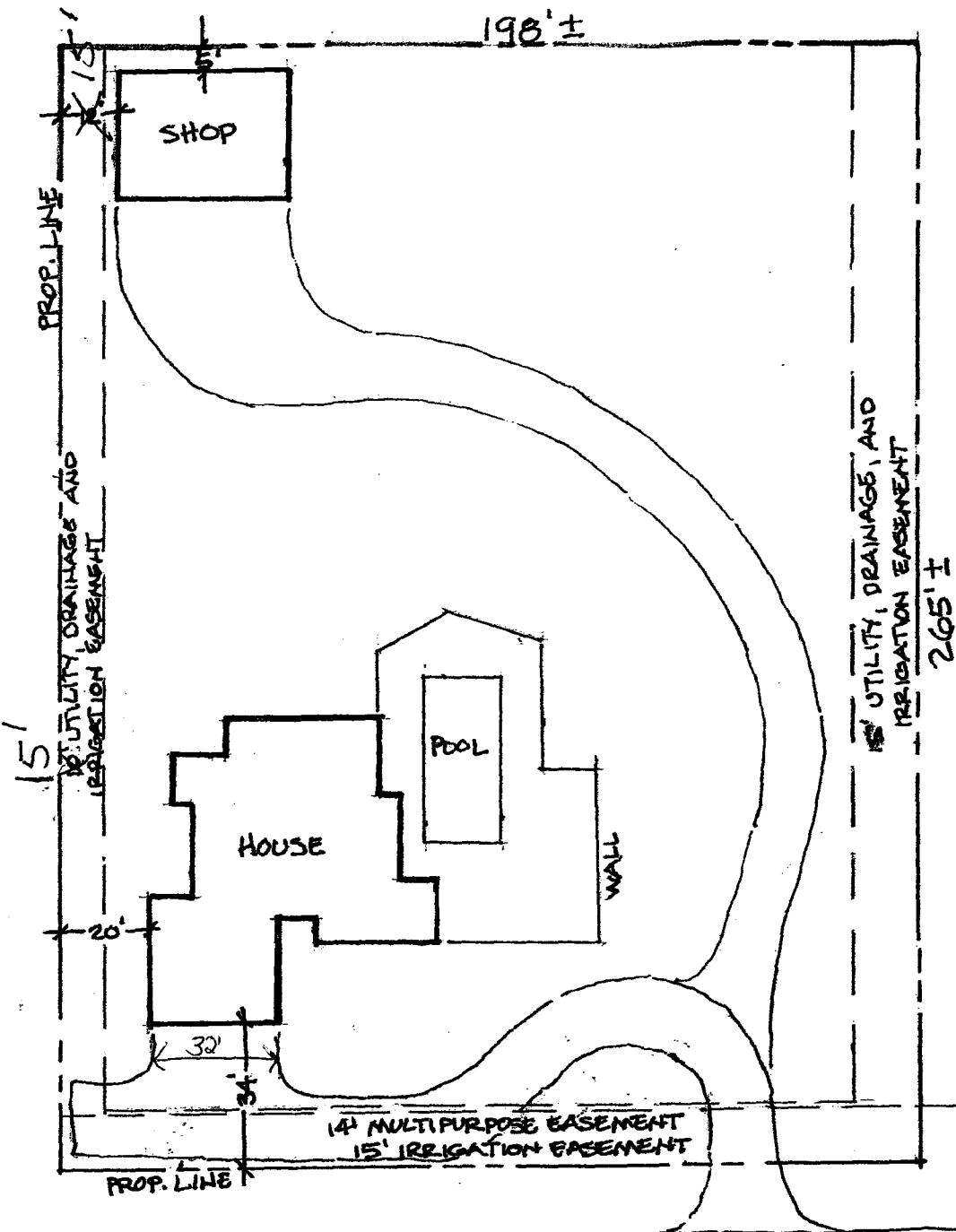
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 Henry Drake Date 4-6-10
 Planning Approval Lynnea Reynolds Date 4-6-10

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21622</u>
Utility Accounting <u>Other/None</u>	Date <u>3-5-2010</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 *L. L. Reynolds*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING DIVISION.
 IT IS THE APPLICANT'S RESPONSIBILITY TO
 SECURE ALL NECESSARY EASEMENTS AND IDENTIFY
 EASEMENTS AND PROPERTY LINES.

23 ROAD

PLOT PLAN
 488 23 ROAD
 HOUSE AND SHOP PROPOSAL

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