

PCR-2010-417

8353-00

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

rec'd

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 585 25 1/2 Rd #217
 Parcel No. 2945-102-00-100 ⁷⁰⁰⁸⁻²⁸⁷⁻¹²⁻⁰⁶³
 Subdivision Paradise Valley MHP ⁹¹⁵⁰⁵⁻⁶⁴⁴⁰
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 980 Sq. Ft. Proposed 96
 Sq. Ft. of Lot / Parcel 871.2
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Dakota Laycock
 Address 585 25 1/2 rd # 217
 City / State / GJ Co 81501

Height of Proposed Structure _____

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Doug Critchfield
 Address 585 25 1/2 rd #217
 City / State / GJ Co 81501
 Telephone 812-7177

*TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): Shed 8' x 12'

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 _____ from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) _____	Parking Requirement _____
Voting District _____ Driveway Location Approval _____	Special Conditions <u>per park regulations</u>
(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 Doug Critchfield Date 10-08-10

Planning Approval Gayle Hiden Date 10-8-10

Additional water and/or sewer tap fee(s) are required.	YES	NO	W/O No. <u>Shed only</u>
Utility Accounting <u>John Vasera</u>	Date <u>10-8-10</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)