

PCR-2011-507
 FEE \$ 10.00
 TCP \$ 0
 SIF \$ 0

12154-00
PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO.
 PCR-2011-507
 SS-2009-029

Building Address 266 27 Road
 Parcel No. 2945-252-00-033
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 30 sq ft Sq. Ft. Proposed 342 sq ft
 Sq. Ft. of Lot / Parcel 21,730
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 422
 Height of Proposed Structure 14 ft

OWNER INFORMATION:

Name Wright Pegos LLC
 Address 912 24.25 Rd
 City / State / G.J. Co 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Dale Wright
 Address 912 24.25 Rd
 City / State / G.J. Co 81505
 Telephone 970 260-4417

***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 <u>R-8</u>	Maximum coverage of lot by structures <u>70%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
Maximum Height of Structure(s) <u>40'</u>	Parking Requirement <u>2</u>		
Voting District _____ Driveway Location Approval <u>SH</u>	Special Conditions _____		
(Engineer's Initials)			

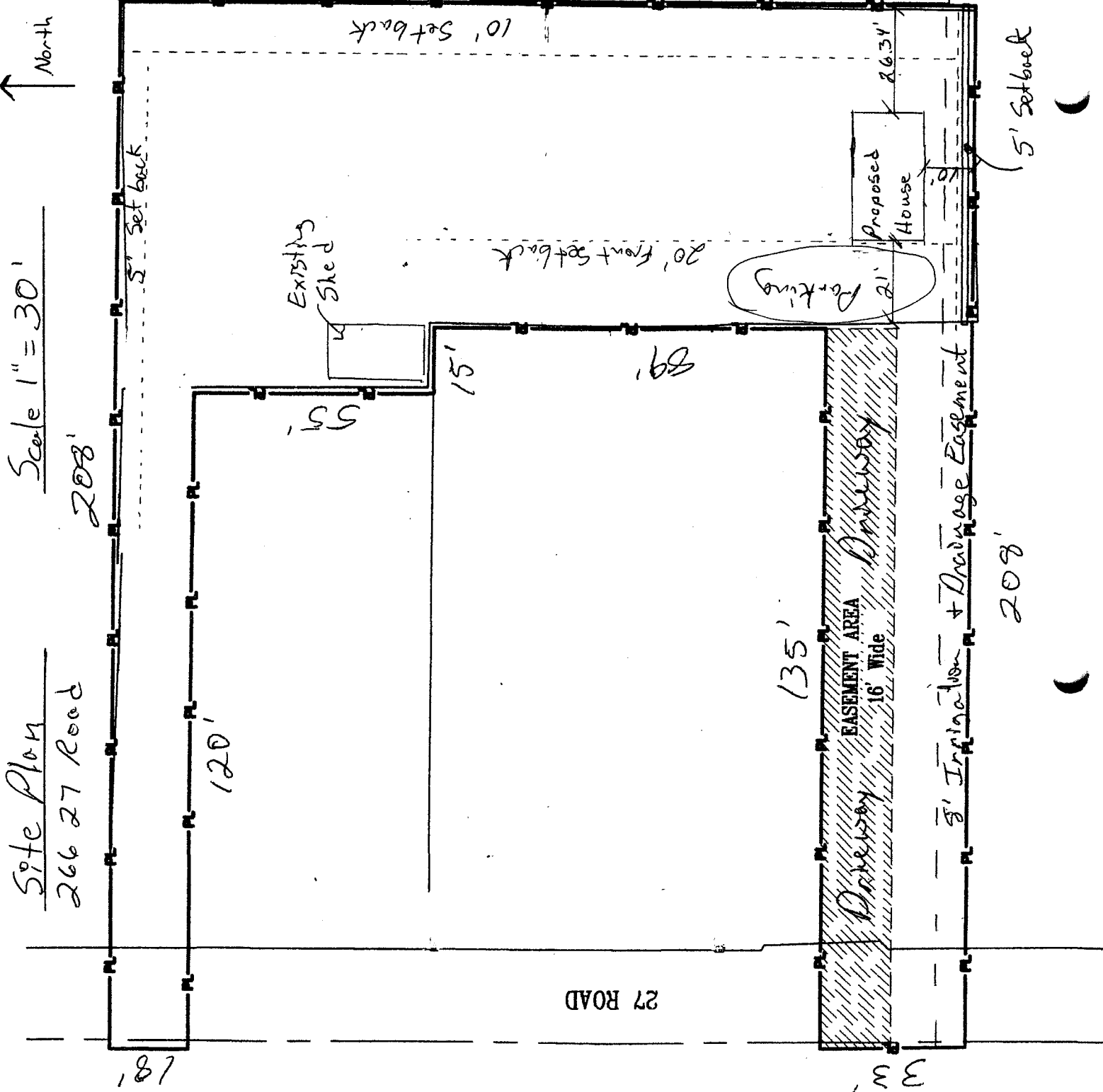
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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).

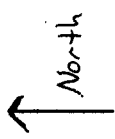
Applicant Signature Dale Wright Manager Date 11/29/10
 Planning Approval SH Pat Dunlap Wright Pegos LLC Date 11/24/10

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. W/O Sewer
 Utility Accounting Dolte Power Date 11-28-10

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)



Site Plan
 266 27 Road
 Scale 1" = 30'
 208'



ACCEPTED 2/11/10
 11/24/10
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO VERIFY LOCATIONS AND IDENTIFY EASEMENTS AND SETBACKS.

Approved OK
 Stephen Henderson

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