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TCP \$	
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#1681-C  
**PLANNING CLEARANCE**

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

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

Building Address 480 28 1/4 Rd #48 No. of Existing Bldgs 1 No. Proposed 1  
Parcel No. ~~#28~~ 2143-182-C9-002 Sq. Ft. of Existing Bldgs ~~980~~ Sq. Ft. Proposed 100  
Subdivision Fitch Street Park Sq. Ft. of Lot / Parcel 344,733.8  
Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
Height of Proposed Structure 7'

**OWNER INFORMATION:**

Name Sean Harriell  
Address 480 28 1/4 Rd #48  
City / State / Zip G. J., CO. 81501

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel
- Other (please specify): 10x10' Porch

**APPLICANT INFORMATION:**

Name Sean Harriell  
Address 480 28 1/4 Rd #48  
City / State / Zip G. J., CO. 81501  
Telephone (970) 255-9694

**\*TYPE OF HOME PROPOSED:**

- Site Built
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_
- Manufactured Home (UBC)

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 <u>Per Plan</u> 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 _____	Special Conditions _____
Driveway Location Approval _____ (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 Sean Harriell Date 04/01/10  
Planning Approval Pat Hendry Date 4/1/10

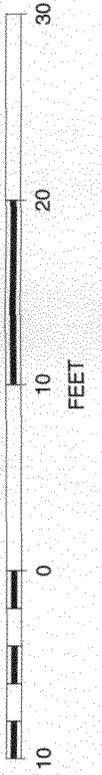
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No
Utility Accounting <u>Calli Weaver</u>			Date <u>April 1, 2010</u>

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)

# 480 28 1/4 Rd, Space #48



SCALE 1 : 121



ACCEPTED *Pat Denlog* 4/1/10

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.

