

PCR-2010-318

FEE \$	5
TCP \$	
SIF \$	

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO.

8526-0

Building Address 542 1/2 28 1/2 Rd ^{\$1501-5375}

Parcel No. 2943-074-17-D16

Subdivision Cottonwood

Filing _____ Block _____ Lot 7

No. of Existing Bldgs 2 No. Proposed 1

Sq. Ft. of Existing Bldgs 834 Sq. Ft. Proposed 834

Sq. Ft. of Lot / Parcel _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) 2037.87

Height of Proposed Structure 10 ft

OWNER INFORMATION:

Name Sherry L. Heibner

Address 542 1/2 28 1/2 Rd

City / State / Grand Junction, CO

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel Addition

Other (please specify): Roof Change pitch

APPLICANT INFORMATION:

Name Sherry L. Heibner

Address 542 1/2 28 1/2

City / State / Grand Junction Co

Telephone 970-433-7555 ⁸¹⁵⁰¹

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): PAID

NOTES:

OCT 15 2010

RS

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>PP</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>14'20"</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>5</u> from PL Rear <u>10</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 Sherry Heibner Date 10/15/2010

Planning Approval Judith Reynolds Date 10/15/2010

Additional water and/or sewer tap fee(s) are required: YES NO W/O No water no sewer

Utility Accounting Patricia Squibb Date 10-15-10

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)

[Handwritten signature]