

PCR-2010-414
 FEE \$ 10⁰⁰
 TCP \$ /
 SIF \$

35911
 \$10 - cash

#2477-00

BLDG PERMIT NO.

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

Building Address 417 N 7th Street
 Parcel No. 2945-141-37-003
 Subdivision City of Grand Jct.
 Filing _____ Block 72 Lot 16-17-18

No. of Existing Bldgs. 2 No. Proposed 0
 Sq. Ft. of Existing Bldgs 3000 Sq. Ft. Proposed 432
 Sq. Ft. of Lot / Parcel 10149
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Thomas F. Watson III
 Address 417 N 7th Street
 City / State / Grand Jct. CO 81501

Height of Proposed Structure _____

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Dining, Family + Bedrooms
2 Bathrooms

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / _____
 Telephone 640-2561

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: Per 7th Street Ordinance

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 Plot 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 _____ 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 Sherrill Date 10-25-2010

Planning Approval Pat Dunlap Date 10/25/10

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____	W/O No. <u>No charge, 1 EQC</u>
Utility Accounting <u>John Rowe</u>	Date <u>10/25/10</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)

Watson Family House Renovations

417 N. 7th St.

ACCEPTED *for Denial* 10/5/10

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.

Center Line of North Alley

