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TCP \$	/
SIF \$	/

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO.

Building Address 722 Ash Drive
 Parcel No. 2701-353-12-002
 Subdivision Sunset Terrace
 Filing Block Lot

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 2362 Sq. Ft. Proposed 1290
 Sq. Ft. of Lot / Parcel 12 plus 12
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3652
 Height of Proposed Structure 15 feet

OWNER INFORMATION:

Name Heidi Heimbaugh / Jamie Stearns
 Address 722 Ash Drive
 City / State / Grand Jet Co 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Heidi Heimbaugh
 Address 722 Ash Drive
 City / State / Grand Jet Co 81504
 Telephone 970-260-7856

***TYPE OF HOME PROPOSED:**

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

PAID

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-4</u>	Maximum coverage of lot by structures	<u>5070</u>
SETBACKS: Front	<u>20</u> from property line (PL)	Permanent Foundation Required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side	<u>7</u> from PL	Rear	<u>25</u> from PL
Maximum Height of Structure(s)	<u>15</u>	Floodplain Certificate Required:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Voting District	Driveway Location Approval	Parking Requirement	<u> </u>
(Engineer's Initials)		Special Conditions	<u> </u>

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 Date May 13 2010
 Planning Approval Pat Dunlop Date 5/13/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>C. Bensley</u>		Date <u>5/13/10</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)

Heidi Stevens
 722 Ash Drive
 Grand Jet 81506
 970-260-7850

New garage

ACCEPTED fat developer 5/13/10
 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.

1900
 462
 2362

