

PCR-2010-453

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. _____

Building Address 2729 Bly Rd
 Parcel No. 2945-253-00-104
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 3335 Sq. Ft. Proposed 2500
 Sq. Ft. of Lot / Parcel 127,935 2.937 acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface .01%
 (Total Existing & Proposed) 2984,635 + 2500 = 5484,635
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Christine O Brown
 Address 2729 Bly Rd
 City / State / Grand Jct., CO 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): ~~2500' shed~~ shed 2500'

APPLICANT INFORMATION:

Name Christine O Brown
 Address 2729 Bly Rd
 City / State / Grand Jct CO
 Telephone 970 433-8502

***TYPE OF HOME PROPOSED:**

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

NOTES:

_____ NOV 21 2010

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>50%</u>
SETBACKS: Front <u>20'/25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>7'/3'</u> from PL Rear <u>25'/5'</u> from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) <u>40'</u>	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.

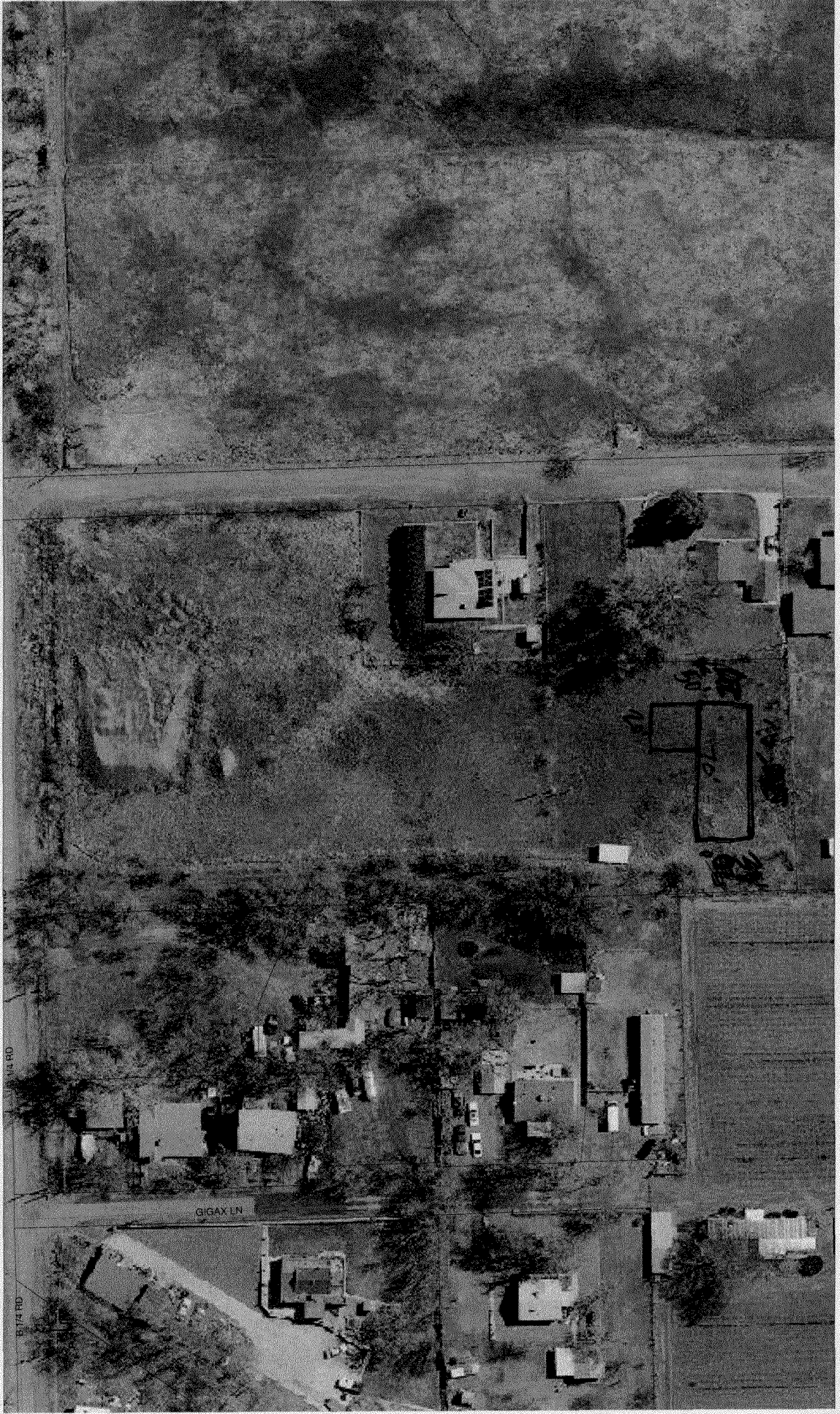
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Christine O Brown Date 11-29-10
 Planning Approval Gayleen Henderson Amended Date 11-29-10

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>(X)</u>	W/O No. <u>no water, no sewer</u>
Utility Accounting <u>[Signature]</u>	Date <u>11-29-10</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)

City of Grand Junction GIS Zoning Map ©



11-29-10

Gaylen Anderson

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS.