

PCR-2010-242

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

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

BLDG PERMIT NO. 134-0

Building Address 2713 B¹/₂ RD # AS
 Parcel No. ~~7008-27710-003~~
 Subdivision Western Hills 100 HP
 Filing _____ Block _____ Lot _____
2945-253-00-112

No. of Existing Bldgs _____ No. Proposed 720 sqft.
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface _____
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Doris Morris
 Address 2713 B¹/₂ RD # 144
 City / State / Grand Jct, Co 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / _____
 Telephone 970 640-9080

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): 1968 Lake Mount
R1S # 51325 **PAID**

NOTES: OCT 05 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>PD</u>	Maximum coverage of lot by structures _____	Permanent Foundation Required: YES _____ NO _____	
SETBACKS: Front _____ from property line (PL)	Side _____ from PL Rear _____ from PL	Floodplain Certificate Required: YES _____ NO _____	
Maximum Height of Structure(s) _____	Voting District _____	Parking Requirement _____	
Driveway Location Approval _____	Special Conditions <u>per park regulations</u>	(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 [Signature] Date 10/5/10
 Planning Approval Gayleen Henderson Date 10-5-2010

Additional water and/or sewer tap fee(s) are required: YES _____ (NO) _____ W/O No. <u>no changes</u>
Utility Accounting <u>[Signature]</u> Date <u>10-4-10</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)