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TCP \$	/
SIF \$	/

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

BLDG PERMIT NO.  
PCR-2010-235

Building Address 2506 BOOKCLIFF AVE  
 Parcel No. 2945-121-30-002  
 Subdivision ARBOR VILLAGE  
 Filing \_\_\_\_\_ Block 7 Lot 2

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 1,612 Sq. Ft. Proposed 320  
 Sq. Ft. of Lot / Parcel 10,759  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2300  
 Height of Proposed Structure 11'

**OWNER INFORMATION:**

Name KARIN BALLARD  
 Address 3052 AVALON CT.  
 City / State / G.J., CO 81504

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition SUN ROOM  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name MOR STORAGE  
 Address 3010 I-70B  
 City / State / G.J., CO 81504  
 Telephone 254-0460

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (JBC)  
 Manufactured Home (HUD) NOV 01 2010  
 Other (please specify): RS

NOTES: 16' x 20' SUN RM ADDITION  
REMOVE (DEMO) EXISTING 11' x 20'  
AWNING

**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-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5</u> from PL Rear <u>10</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Maximum Height of Structure(s) <u>40</u>	Parking Requirement _____
Voting District _____	Special Conditions _____
Driveway Location Approval _____	(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).

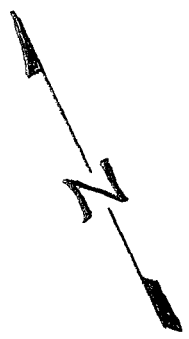
Applicant Signature Karin Ballard Date 10-28-10

Planning Approval Pat Dunlap Date 11/1/10

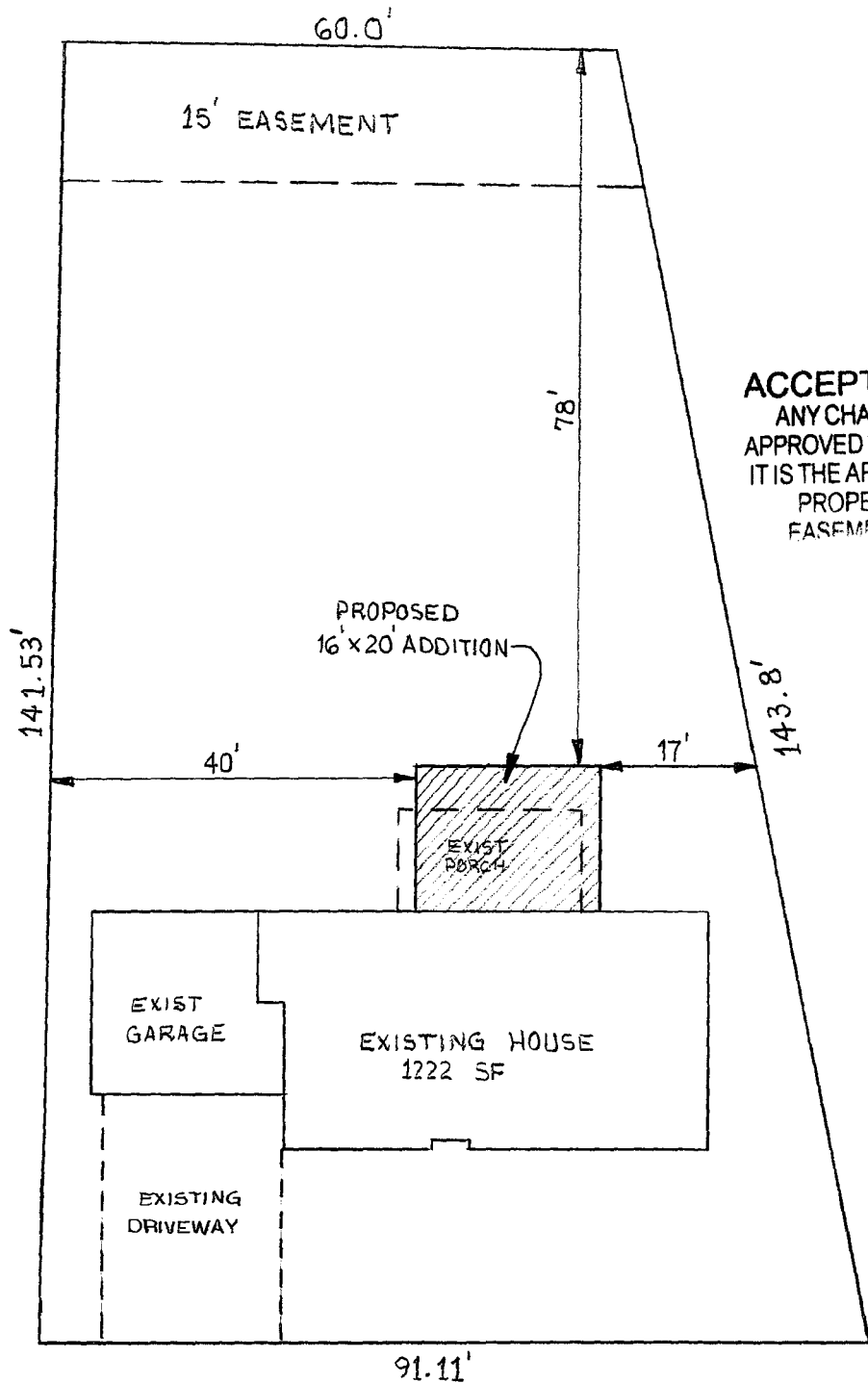
Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>no water no sewer</u>
Utility Accounting <u>Pat Dunlap</u>	Date <u>11-1-10</u>

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)

GRAND VALLEY CANAL



1" = 20'



ACCEPTED *Pat Dunlap 11/1/10*  
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.

BOOKCLIFF AVENUE