

FEE \$	10 ⁰⁰
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. 9225-0

Building Address 704 BUNKER DR.
 Parcel No. 2701-364-01-002
 Subdivision PARTEE HGTS
 Filing _____ Block 1 Lot 2

No. of Existing Bldgs 1 No. Proposed 2
 Sq. Ft. of Existing Bldgs 2,035 Sq. Ft. Proposed 240
 Sq. Ft. of Lot / Parcel 11,761
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3,230
 Height of Proposed Structure 10'

OWNER INFORMATION:

Name ROBERT DRURY
 Address 655 N 12th ST.
 City / State / Zip G.J., CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

AUG 17 2010

APPLICANT INFORMATION:

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

***TYPE OF HOME PROPOSED:**

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

NOTES: 12' x 20' ENCLOSED METAL
CARPORT

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-5</u>	Maximum coverage of lot by structures <u>60%</u>		
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <u>NO</u>		
Side <u>5/3</u> from PL Rear <u>25/5</u> from PL	Floodplain Certificate Required: YES <u>NO</u>		
Maximum Height of Structure(s) <u>40'</u>	Parking Requirement _____		
Voting District _____	Driveway Location Approval _____	Special Conditions _____	
	(Engineer's Initials)		

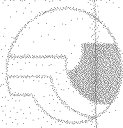
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 [Signature] Date 8-10-10
 Planning Approval [Signature] Date 8/17/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no sewer water</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/17/10</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



Mesa County GIS
 544 Rood Ave.
 Grand Junction, CO 81501

DISCLAIMER: The Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries, for planning and for modeling. GIS is not intended or does not replace legal description information in the chain of title and other information contained in official government records such as the County Clerk and Recorders office or the courts. In addition, the representations of locations in this GIS cannot be substituted for actual legal surveys.

LEGEND

- | | | | |
|---|-----------------|--|---|
| + | Hospitals | | Colorado National Monument |
| * | Police Stations | | BLM Special Areas |
| ▲ | Fire Stations | | Black Ridge Canyons |
| ↓ | Schools | | COLORADO CANYONS NATIONAL CONSERVATION AREA |
| | State Highways | | BLM |
| | Roads | | National Forest |
| | Lakes | | |
| | Canals | | |

ACCEPTED *Pat Denler 8/17/10*
 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.

ZONED R-5
 Front - 25'
 Side - 3'
 Rear - 5'