

PKL-2011-528

FEE \$	5.00
TCP \$	
SIF \$	

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

BLDG PERMIT NO.

5447-2

Building Address 2851 BUNTING
Parcel No. 2943-074-14-001
Subdivision Hutt
Filing _____ Block _____ Lot 13

No. of Existing Bldgs 1 No. Proposed _____
Sq. Ft. of Existing Bldgs 1000 Sq. Ft. Proposed N/A
Sq. Ft. of Lot / Parcel 1538.54
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____ 1620.746
Height of Proposed Structure _____

OWNER INFORMATION:

Name JUNE HARRIS
Address 2851 BUNTING
City / State / G.J. CO 81502

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): re-piping house + touch up electrical

APPLICANT INFORMATION:

Name ZANE REEVES
Address 2909 E 7/8 RD.
City / State / G.J. CO 81504
Telephone 242-0318

***TYPE OF HOME PROPOSED:**

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

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-8</u>	Maximum coverage of lot by structures	<u>70%</u>
SETBACKS: Front	<u>20</u> from property line (PL)	Permanent Foundation Required:	YES _____ NO _____
Side	<u>5</u> from PL Rear <u>10</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 Zane Reeves Date 12-3-10
Planning Approval Pat Dunlap Date 12/3/10

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No. <u>no sewer no water</u>
Utility Accounting	<u>[Signature]</u>		Date <u>12-3-10</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)