

FEE \$ 10.00
 TCP \$ 2554.00
 SIF \$ 460.00
 PCR-2011-139140

~~DEFERRED FEES~~

BLDG PERMIT NO. 10-02851

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

ZONING APPROVAL

Building Address 721 Cloud Cliff Ct #1501
 Parcel No. 2697-354-16-011
 Subdivision Independence Ranch
 Filing 13 Block 1 Lot 11

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3650
 Sq. Ft. of Lot / Parcel 13,198
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface

OWNER INFORMATION:

Name Mike Zagrebski
 Address PO Box 577
 City / State / Grand Jct, CO 81502

(Total Existing & Proposed) 4520
 Height of Proposed Structure ~~32'~~ 34' *Jan Hunt 2-17-2011*

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition *Approved Gaylen Henderson 2-17-2011*
 Other (please specify): _____

APPLICANT INFORMATION:

Name Zag built
 Address PO Box 577
 City / State / Grand Jct, CO 81502
 Telephone 970 260 9608

***TYPE OF HOME PROPOSED:**

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

NOTES: Approval for 34' height per Sec 21.02.200
Variance - up to 10% of any bulk requirements.
32' + 3.2' = 35.2' Approved Gaylen Henderson 2-17-11

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 <u>35%</u>
SETBACKS: Front <u>25'/25'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>10'/3'</u> from PL Rear <u>20'/3'</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Maximum Height of Structure(s) <u>32' 32'/35'</u>	Parking Requirement <u>2</u>
Voting District <u>"A"</u> Driveway Location Approval <u>BIT RAD</u> (Engineer's Initials)	Special Conditions <u>Difference in maximum height on plat & composite site plan.</u>

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).

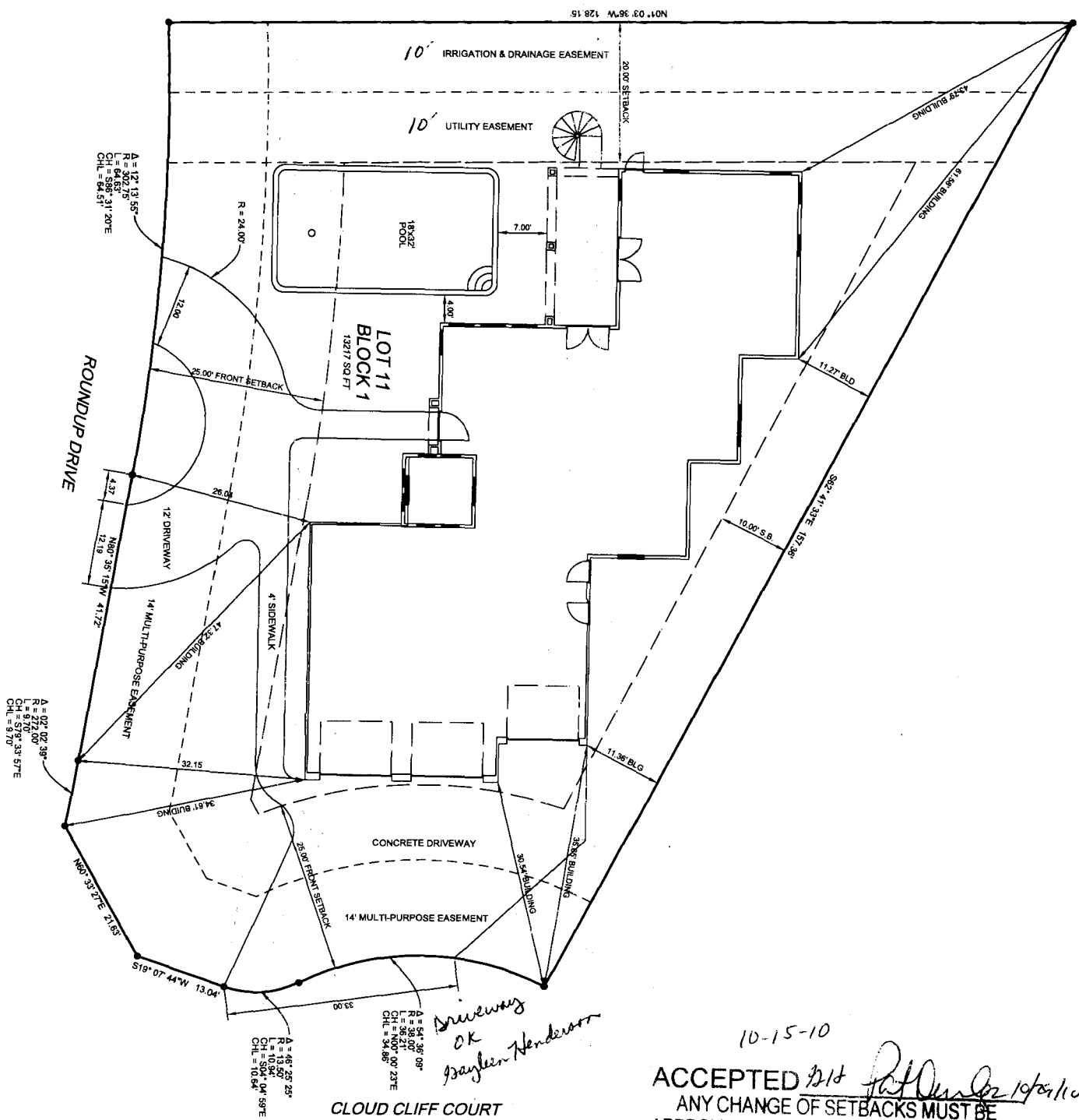
Applicant Signature [Signature] Date 10-11-10
 Planning Approval BIT Pattenberg Date 10/29/10

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <input type="checkbox"/>	Date <u>11-9-10</u> <i>AC</i>
Utility Accounting <u>Dotter Vanover</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)

DEFERRED FEES

~~FEES DEFERRED~~



A = 124° 13' 55"
 L = 64.63'
 CH = 596° 31' 20" E
 CHL = 64.51'

A = 02° 02' 39"
 R = 272.00'
 CH = 579° 33' 57" E
 CHL = 9.70'

A = 46° 25' 29"
 R = 13.50'
 CH = 584° 04' 59" E
 CHL = 10.64'

A = 54° 35' 09"
 R = 36.00'
 L = 36.241'
 CHL = 59° 23" E

*Driveway
 OK
 Taylor Henderson*

10-15-10

ACCEPTED *dit* *Patricia Henderson 10/15/10*
 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.

CLOUD CLIFF COURT