

FEE \$ 10.⁰⁰
 TCP \$
 SIF \$

PLANNING CLEARANCE

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

BLDG PERMIT NO.

PCR-2011-574
Rept 360 33

Building Address 1317 Colo Ave
 Parcel No. 2945-133-18-003
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 1 more
 Sq. Ft. of Existing Bldgs 970 Sq. Ft. Proposed 80
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface _____
 (Total Existing & Proposed) _____
 Height of Proposed Structure 6'

OWNER INFORMATION:

Name Melvin Wiechman
 Address 1317 Colo Ave
 City / State / Gr Jct Co

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 5x16' log house

APPLICANT INFORMATION:

Name Harold Cornell
 Address 1317 Colo Ave
 City / State / Gr Jct Co
 Telephone 435-503-2981

***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-O</u>	Maximum coverage of lot by structures _____		
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required:	YES	NO
Side <u>5/0</u> from PL Rear <u>5/5</u> from PL	Floodplain Certificate Required:	YES	NO
Maximum Height of Structure(s) <u>40'</u>	Parking Requirement	_____	
Voting District <u>C</u> 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 Harold Cornell Date 12-3-10
 Planning Approval Tyler Rayles Date 12-3-10

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. no water no sewer
 Utility Accounting Tyler Rayles Date 12-3-10

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)



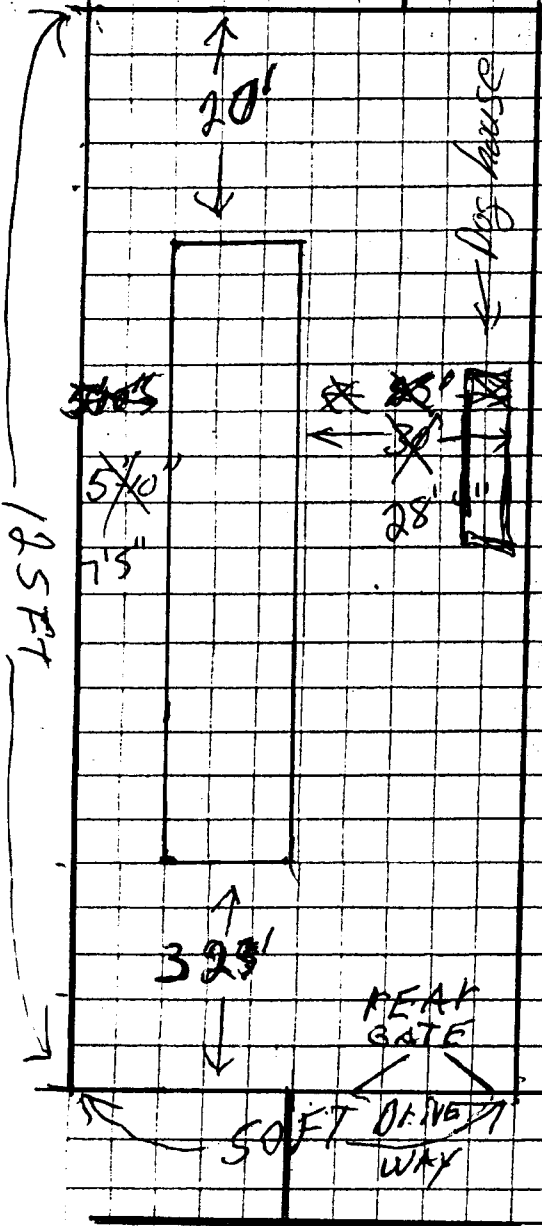
COLORADO AVE

WATER METER

GRASS DRIVEWAY GRASS

SIDEWALK

SIDEWALK



revised 8/20/10
LR

ACCEPTED *LR Gayles Henderson*
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

ACCEPTED *L.H. Ryker*
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

Public Works & Planning Department
Planning Division
250 North 5th Street
Grand Junction, CO 81501

SEWER