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|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | 0 |
| SIF \$ | 0 |

*1640-0
PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 740 Corral Drive
 Parcel No. 2701-344-06-004
 Subdivision Wilson Ranch
 Filing # 1 Block 4 Lot 4

No. of Existing Bldgs 1 shed No. Proposed no more
 Sq. Ft. of Existing Bldgs 2114 Sq. Ft. Proposed 2114
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name CURTIS GIPSON
 Address 740 CORRAL DRIVE
 City / State / Zip GRAND JUNCTION CO 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Curtis Gipson
 Address 740 Corral Drive
 City / State / Zip Grand Junction Co 81505
 Telephone (970) 257-1690

***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>PD</u> | Maximum coverage of lot by structures _____ |
| SETBACKS: Front <u>25'25"</u> from property line (PL) | Permanent Foundation Required: YES _____ NO _____ |
| Side <u>10'10"</u> from PL Rear <u>20'10"</u> from PL | Floodplain Certificate Required: YES _____ NO _____ |
| Maximum Height of Structure(s) _____ | 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 Curtis Gipson Date 5-6-10
 Planning Approval Daylene Henderson Date _____

| | | | |
|--|---|--|----------------------|
| Additional water and/or sewer tap fee(s) are required: | <input checked="" type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | W/O No. <u>patio</u> |
| Utility Accounting <u>patio</u> | Date <u>5-6-10</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)

City of Grand Junction GIS Zoning Map ©



ACCEPTED *Deejeena Henderson* 5-6-10
ANY CHANGE OF SEBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY

