

FEE \$	5 <del>10</del>
TCP \$	
SIF \$	

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Public Works & Planning Department**

BLDG PERMIT NO. \_\_\_\_\_

15037-0.

Building Address 312 East Dakota  
 Parcel No. 2945-302-08-007  
 Subdivision Monument  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 1 No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing Bldgs 2800 SF Sq. Ft. Proposed 700 SF  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2800 SF  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name James & Virginia Siemeris  
312 East Dakota  
 Address 312 East Dakota  
 City / State / Zip Grand Jct Colo 81507

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): Finish Basement

*INTERIOR ONLY*

**APPLICANT INFORMATION:**

Name Merritt Sixbey  
 Address 2102 Hwy 6050  
 City / State / Zip Grand Jct Colo 81505  
 Telephone 970-261-1563

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): Restroom / Sink

NOTES: Not to be used as  
accessory dwelling unit

**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 _____ from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) _____	Parking Requirement _____
Voting District _____ Driveway Location Approval _____ (Engineer's Initials)	Special Conditions _____

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 9/20/2016  
 Planning Approval [Signature] Date 9/24/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO WTR/SEWER Charge</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/24/10</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)

312 East Dakota Drive  
Grand Junction CO 81507  
September 23, 2010

City Planning Department  
of Grand Junction

Dear Sir:

Re: Basement buildout at above address

This space will be used as a family room/entertainment area. The space will not be used as an accessory dwelling unit.

Yours truly,



Virginia I. Siemens