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TCP \$	
SIF \$	

# #19936-0 PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Public Works & Planning Department**

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

Building Address 584 EASTWOOD DR.

No. of Existing Bldgs 1 No. Proposed 1

Parcel No. 2943 - 081 - 26 - 005

Sq. Ft. of Existing Bldgs 1600 Sq. Ft. Proposed 100

Subdivision CODY

Sq. Ft. of Lot / Parcel 6970

Filing - / Block 2 Lot 5

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2,550

Height of Proposed Structure 9'

**OWNER INFORMATION:**

Name MARY KEISTER

**DESCRIPTION OF WORK & INTENDED USE:**

Address 584 EASTWOOD DR.

- New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): ENCLOSE PATIO

City / State / Zip G.J., CO 81504

**APPLICANT INFORMATION:**

Name MOR STORAGE

**\*TYPE OF HOME PROPOSED:**

Address 3010 I-70B

- Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

City / State / Zip G.J., CO 81504

NOTES: ENCLOSE A 10' x 10' PATIO

Telephone 254 - 0460

Acc Approval Required

**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 PD

Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 20 from property line (PL)

Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Side 5 Between 15' from PL Rear 10 from PL

Floodplain Certificate Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Maximum Height of Structure(s) \_\_\_\_\_

Parking Requirement \_\_\_\_\_

Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_  
(Engineer's Initials)

Special Conditions John Davis 243-7711  
Acc approval required

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 3-15-10

Planning Approval [Signature]

Date 3/17/10

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO \_\_\_\_\_

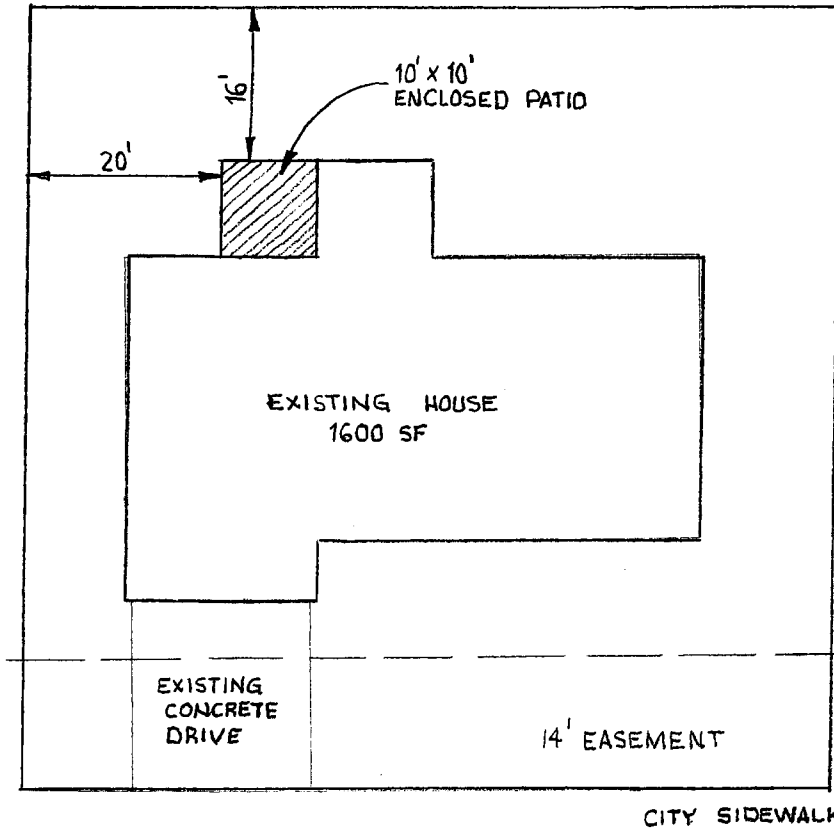
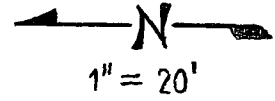
W/O No. Patio

Utility Accounting [Signature]

Date 3/19/10

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)



EASTWOOD STREET

ACCEPTED *Pat Decker 3/19/10*  
ANY CHANGE OF RECORDS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.