



RESIDENTIAL PLANNING CLEARANCE PCR-2011-123

Property Address: 608 Eldorado Dr, Grand Junction, CO 81505 2945-034-70-018 Parcel:

Legal Description: LOT 18 BEEHIVE ESTATES SUBDIVISION SEC 3 1S 1W - 0.14AC

OWNER INFORMATION:

Name: Lawrence Balerio

Envision 1 Builders LLC

Address: 2591 Legacy Way

Grand Junction, CO 81503

Telephone: 970-255-6520

Email Address:

APPLICANT INFORMATION:

Name: Lawrence Balerio

Envision 1 Builders LLC

Address: 2591 Legacy Way

Grand Junction, CO 81503

Telephone: 970-255-6520

Email Address:

No. of Existing Bldgs: 0 Sq. Ft. of Existing Bldgs: 0 No. of Proposed: 1

Sq. Ft. Proposed: 2,050.00

Sq. Ft. of Lot / Parcel: 5,924.16

Sq. Ft. Coverage of Lot by Structures & Impervious Surface:

Existing: 0.00

Proposed: 3,300,00

Total: 3,300.00

%· 55.70

Height of Proposed Structure: 18

DESCRIPTION OF WORK & INTENDED USE:

New Construction

*TYPE OF HOME PROPOSED:

Type of Home Proposed: Site Built

Notes: Engineered foundation required

MULTI-FAMILY

No. of Dwelling Units: Before:

After:

REQUIRED: One plot plan 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

Council District: DISTRICT B

Permanent Foundation Required: Yes

Setbacks: Front: 50.00 from property line (PL)

Side: 5.00 from (PL) Rear: 10.00 from (PL) Floodplain Certificate Required: No Landscaping/Screening Reg't:

Parking Reg't:

Maximum Height of Structure(s): n/a

Special Conditions: Engineered foundation required

Maximum coverage of lot by structures: n/a

Driveway Location Approval:

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 by the Building Department (Section 307, Uniform Building Code). VALID FOR SIX MONTHS FROM DATE OF ISSUANCE.

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's Signature:	Mourty Balan	Date: _	12/01/2011
Planning Approval:	Pat Dunlap	Date:	05/07/2010
-			

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting			Date