

#5470-0

FEE \$	10.00
TCP \$	0
SIF \$	0

BLDG PERMIT NO.

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

Building Address 2853 ELM DR
 Parcel No. 2943-074-07005
 Subdivision COTTONWOOD MEADOWS
 Filing _____ Block 3 Lot 23

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 96 Sq. Ft. Proposed 1216
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface _____

(Total Existing & Proposed) _____

Height of Proposed Structure _____

OWNER INFORMATION:

Name SCOTT VOYTILLA
 Address 2276 HOLLAND DR
 City / State / GRAND JCT CO 81507

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / _____
 Telephone 201-2000

*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 <u>70%</u>
SETBACKS: Front <u>14'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>
Maximum Height of Structure(s) _____	Parking Requirement <u>2</u>
Voting District _____ 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 Scott Voytilla Date _____

Planning Approval Hayden Henderson Date 5-12-10 Existing

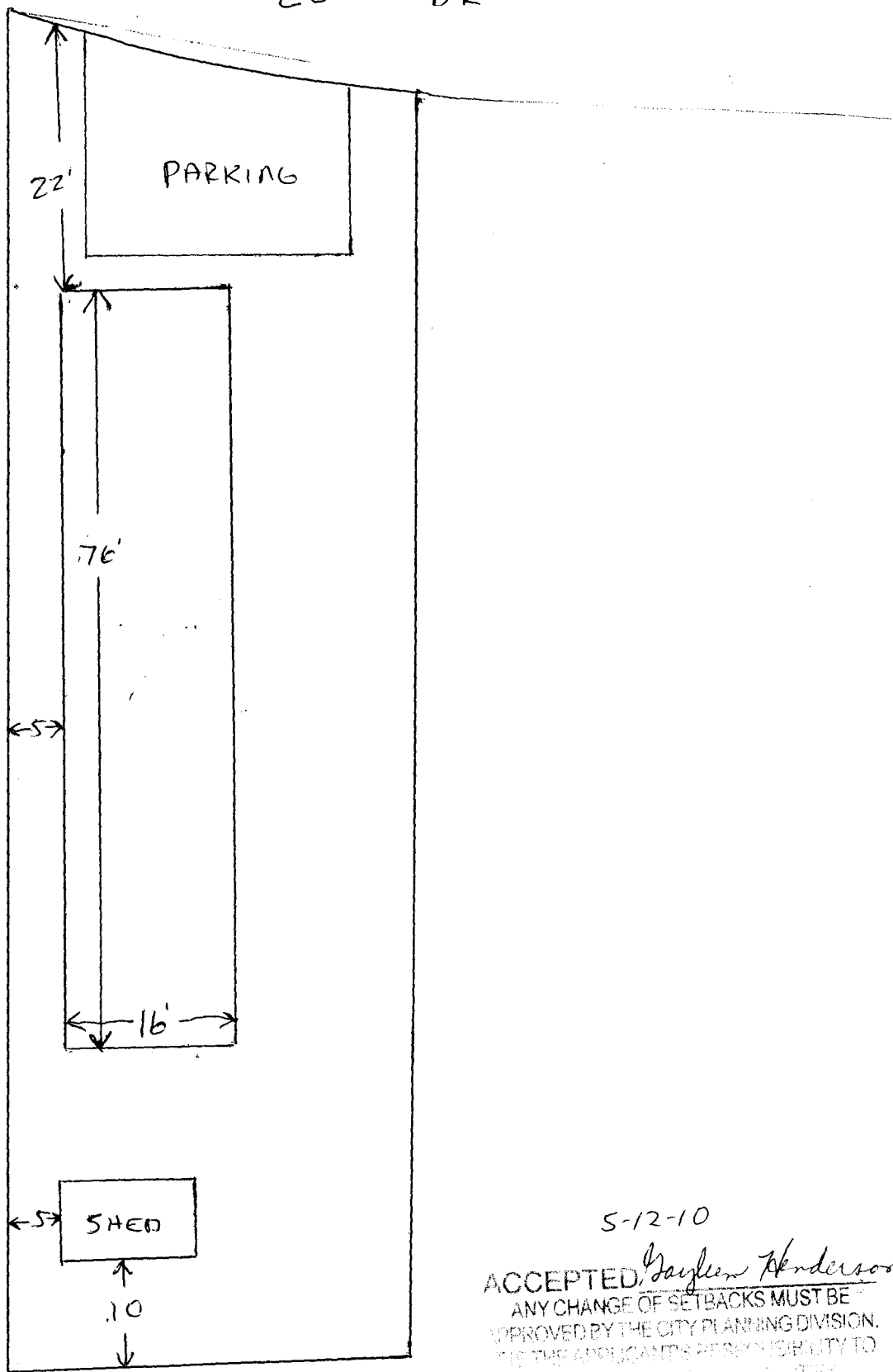
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>replace mobile</u>
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Utility Accounting <u>Scott Voytilla</u>	Date <u>5-17-10</u>
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VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ELM DR



5-12-10

ACCEPTED, *Gaylen Anderson*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
OBTAIN ALL NECESSARY PERMITS.