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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 340 Epps Dr
 Parcel No. 2943-074-11-002
 Subdivision Epps Sub
 Filing — Block — Lot —

No. of Existing Bldgs 3 No. Proposed 3
 Sq. Ft. of Existing Bldgs 3451 Sq. Ft. Proposed 572
 Sq. Ft. of Lot / Parcel 9,408.96 *Covering existing driveway*
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4541.00 48%
 Height of Proposed Structure 10

OWNER INFORMATION:

Name Frank Dunn
 Address 340 Epps Dr
 City / State / Zip Grand Jct. Co 81501

APPLICANT INFORMATION:

Name Adam Const.
 Address 3031 Garrison Ave
 City / State / Zip Grand Jct Co 81504
 Telephone 201-8401

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel
- Addition
- Other (please specify): 22x24 garage extension

***TYPE OF HOME PROPOSED:**

- Site Built
- Manufactured Home (HUD)
- Manufactured Home (UBC)
- 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 R-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 5' from PL Rear 10' from PL Floodplain Certificate Required: YES _____ NO X
 Maximum Height of Structure(s) 35' Parking Requirement PAID
 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 Gerald Adam Date 1/25/10
 Planning Approval Pat O'Connell Date 1/25/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>t. Bensley</u>	Date <u>1/25/10</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)

340 Epps Dr



ACCEPTED *for change 4/25/10*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

