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PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

51466 - 0

Building Address 2611 F¹/₂ Rd
 Parcel No. 2945-023-20-001
 Subdivision KNOLL RIDGE
 Filing _____ Block _____ Lot 1

No. of Existing Bldgs 2 No. Proposed 2
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name MAX SMITH
 Address 2611 F¹/₂ Rd
 City / State / GD JCT, CO 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name LEITER CONST, INC
 Address 355 25¹/₄ Rd
 City / State / GD JCT, CO 81507
 Telephone 261-0488

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): Not for Rent (Extra Bedroom)

NOTES: CONVERT GARAGE TO BED ROOM + BATH
Not 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>R-1</u>	Maximum coverage of lot by structures <u>20%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>15'</u> from PL Rear <u>30'</u> from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement <u>2</u>
Voting District _____ Driveway Location Approval _____ (Engineer's Initials)	Special Conditions <u>Not accessory Dwelling Unit</u>

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 Keith Fisher Date 7-30-10
 Planning Approval Dayleen Henderson Date 7-30-10

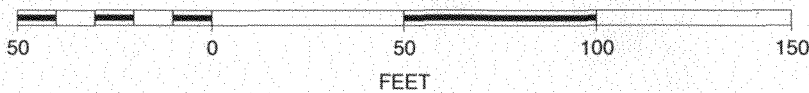
Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O NO SWR - WTR
Utility Accounting <u>Ø</u>	Date <u>7/30/10</u>		

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)

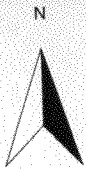
City of Grand Junction GIS Zoning Map ©



SCALE 1 : 590



ACCEPTED *Gayle Haden* 7-30-10
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.



Friday, July 30, 2010 1:27 PM