

PCP-2011-577

068484

FEE \$	10
TCP \$	2,554
SIF \$	460 670

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. 10-0295

~~ZONING APPROVAL~~

Fees Deferred

Building Address 2976 Fairway View Dr
 Parcel No. 2943-294-42-005 4503
 Subdivision Fairway Pines
 Filing 1 Block 1 Lot 5

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2080
 Sq. Ft. of Lot / Parcel 8226 SF
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3100 SF
 Height of Proposed Structure 18'

OWNER INFORMATION:

Name Bernie Hartnell
 Address 3168 Cross Canyon Ln
 City / State / 69 CO 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Hartnell Homes Con. LLC
 Address 3168 Cross Canyon Ln
 City / State / 69 CO 81504
 Telephone 970-216-8419

*TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

PAID
DEC 30 2010

NOTES: Fees Deferred

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-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7</u> from PL Rear <u>25</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Maximum Height of Structure(s) <u>40'</u>	Parking Requirement <u>2</u>
Voting District <u>'E'</u> Driveway Location Approval <u>[Signature]</u> (Engineer's Initials)	Special Conditions _____

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.

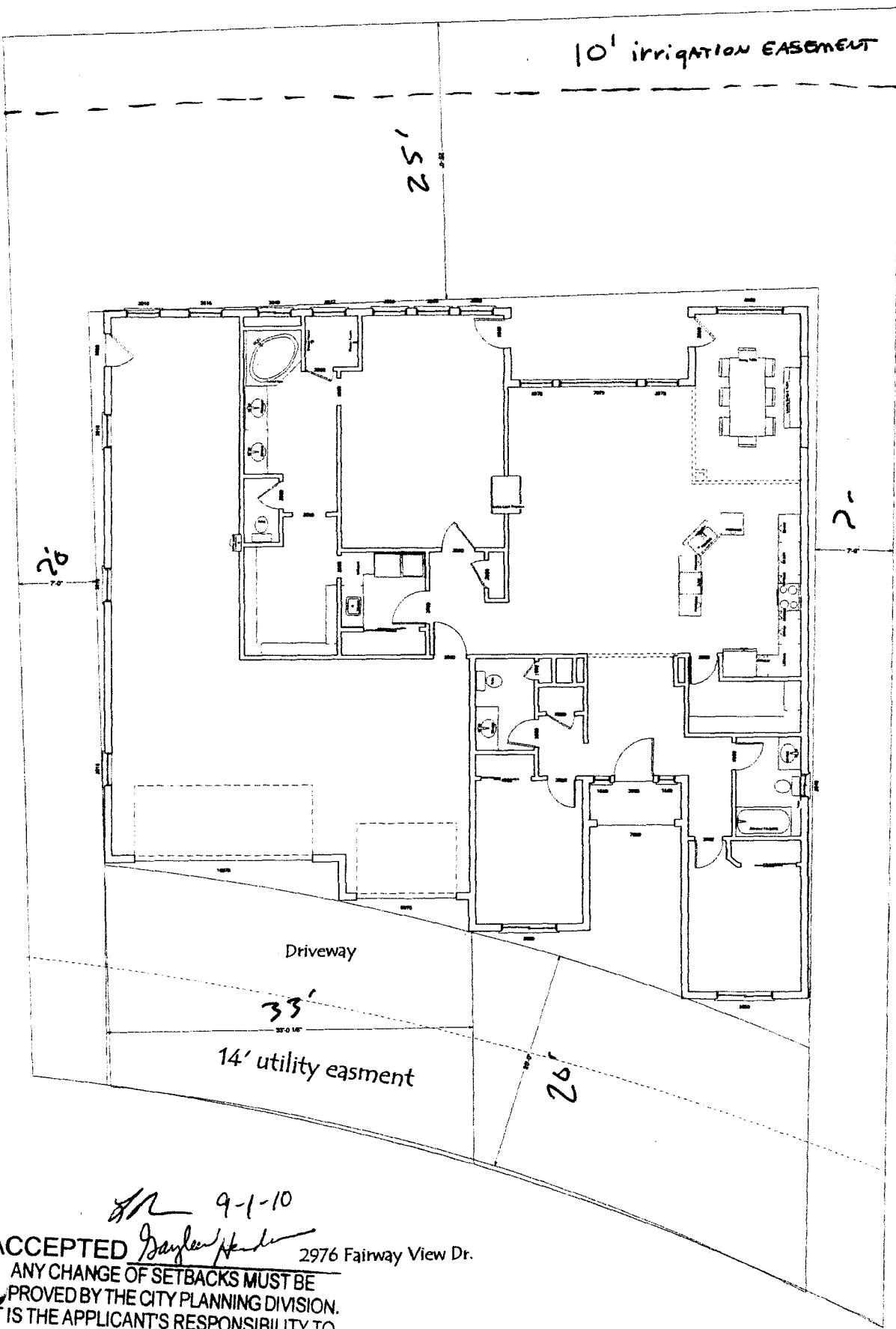
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. ~~Penalties~~ and that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] **PAID** 8/20/10
 Planning Approval [Signature] **AC** Date 9-1-2010

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>pd at OMSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/1/10</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)

~~Fees Deferred~~



9-1-10

ACCEPTED *Gayle Hendon* 2976 Fairway View Dr.

ANY CHANGE OF SETBACKS MUST BE PROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Pat Dunlap - American Furniture Warehouse

From: Jack Beach
To: Bret Guillory; Mike Mossburg; Pat Dunlap
Date: 9/8/2010 3:06 PM
Subject: American Furniture Warehouse
CC: greg@sun-king.com; Stephen Stortz

Based on information submitted to this office, American Furniture Warehouse, located at 2570 American Way, will be required to install a minimum 1500 gallon, two compartment oil/sand interceptor. Industrial Pretreatment division requires only the trench drain in the service bay be allow to tie into the oil/sand interceptor.

Should you have questions or comments ,Please contact Industrial Pretreatment Division(970)256-4180

Jack Beach
City of Grand Junction
Industrial Pretreatment Specialist
(970)256-4162
jackb@gjcity.org