

FEE \$	10 —
TCP \$	
SIF \$	

OMSD

PLANNING CLEARANCE

BLDG PERMIT NO.

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

PCR-2010-339

Building Address 2931 Four Corners Drive
 Parcel No. 2943-293-23-007
 Subdivision Crista Lee
 Filing 1 Block 2 Lot 7

No. of Existing Bldgs 1 No. Proposed _____
 Sq. Ft. of Existing Bldgs 2800[±] Sq. Ft. Proposed 270[±]
 Sq. Ft. of Lot / Parcel 8,077
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) +/- 4000[±]
 Height of Proposed Structure 8'

OWNER INFORMATION:

Name Daniel & Debra Zwiczchowski
 Address 2931 Four Corners Drive
 City / State / Grand Junction, CO

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Daniel & Debra Zwiczchowski
 Address 2931 Four Corners Drive
 City / State / Grand Junction, CO
 Telephone 970-260-6492

*TYPE OF HOME PROPOSED:

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

NOTES: * PERGOLA PERMITTED IN REAR YARD SETBACK PER SECTION 21.03.030(d)(2)(xx) GJMC

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>	Permanent Foundation Required: YES <u>NO</u>	Floodplain Certificate Required: YES <u>NO</u> <input checked="" type="checkbox"/>
SETBACKS: Front <u>20'</u> from property line (PL)	Side <u>7'</u> from PL Rear <u>25' *</u> from PL	Parking Requirement _____	Special Conditions _____
Maximum Height of Structure(s) <u>40'</u>	Voting District _____	(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 [Signature] Date 11/15/10

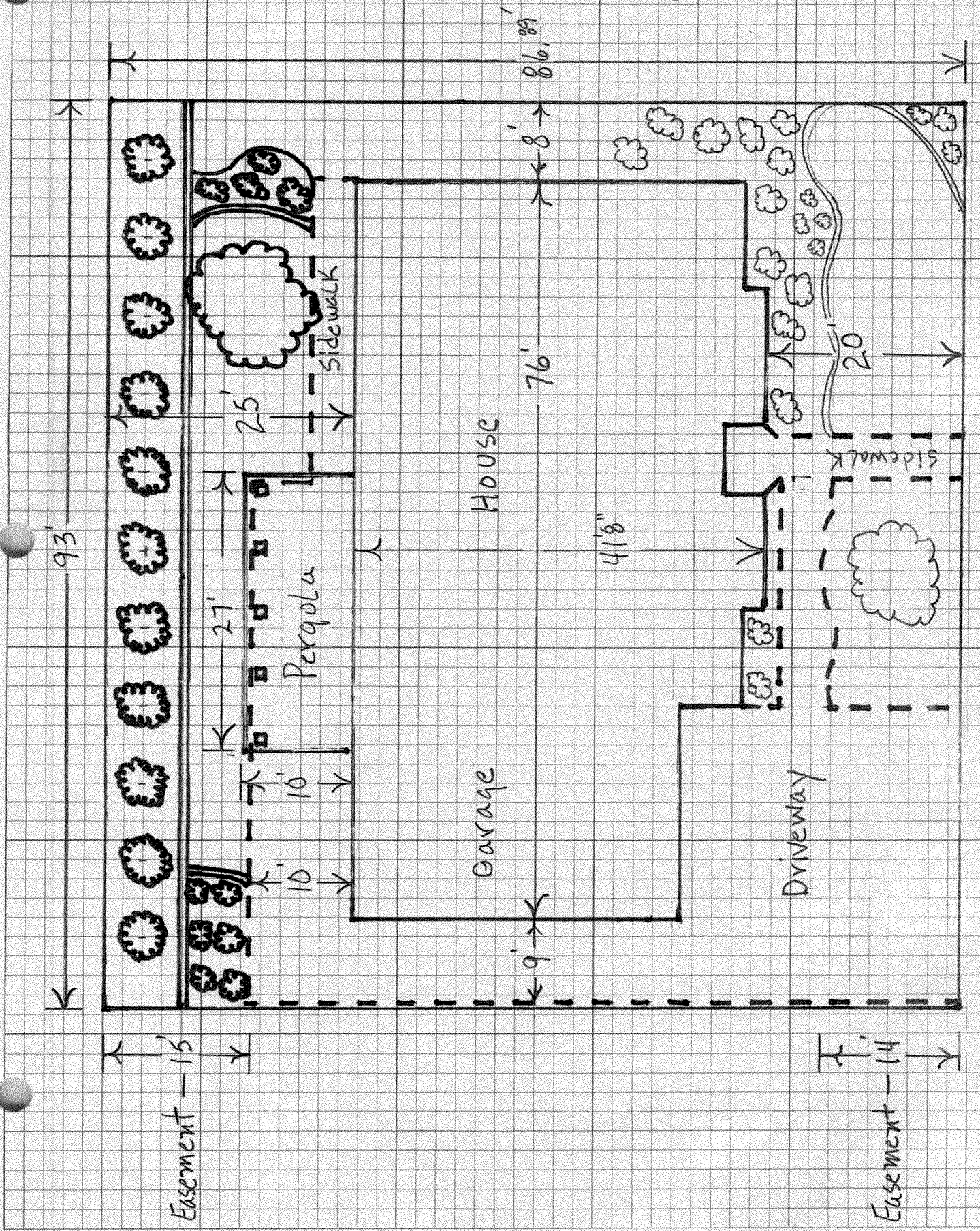
Planning Approval [Signature] Date 11-15-10

Additional water and/or sewer tap fee(s) are required: YES <u>NO</u>	W/O No. <u>OMSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>11-15-10</u>

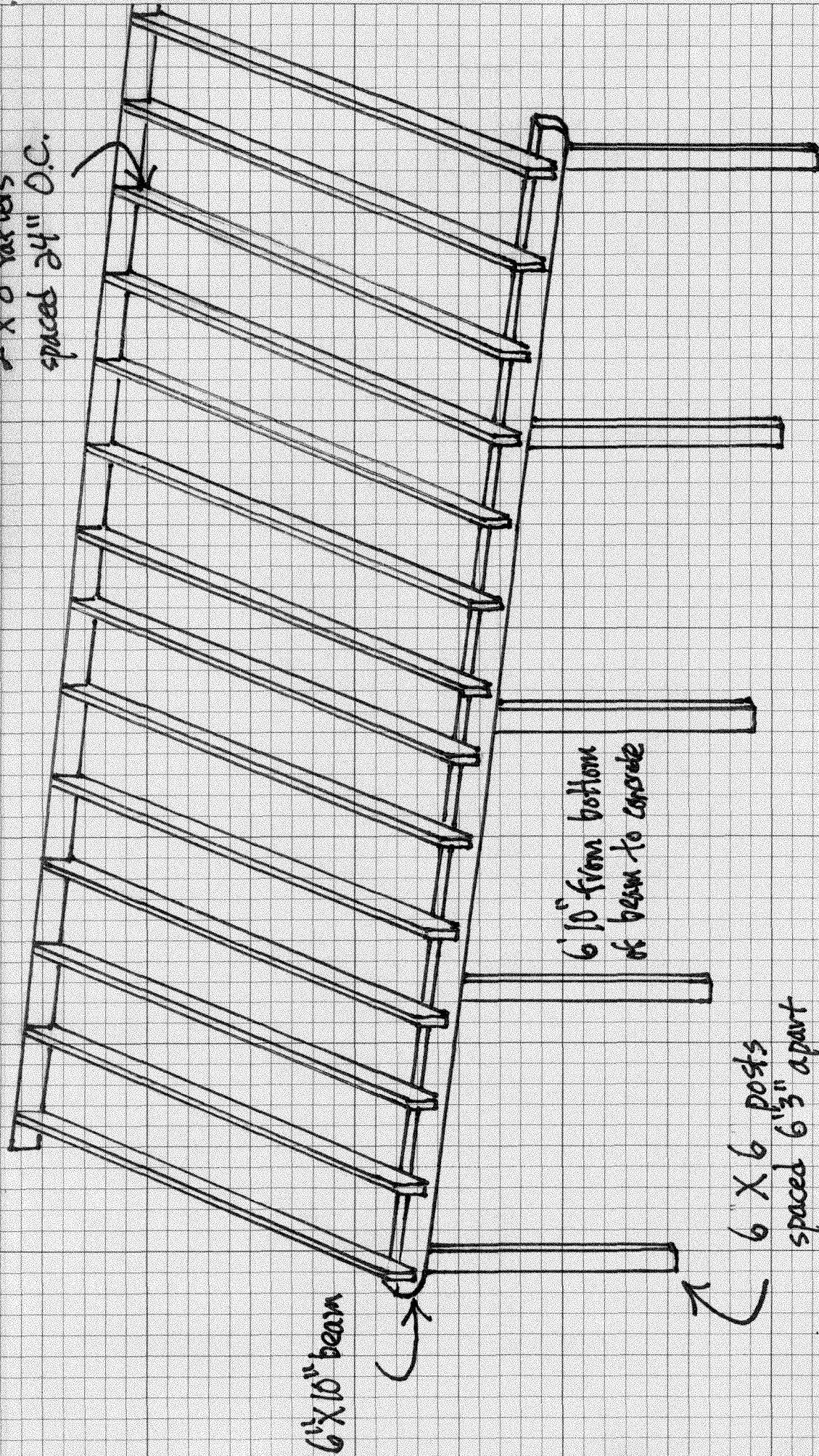
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED
 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.

R. Clark



2" x 8" rafters
spaced 24" O.C.

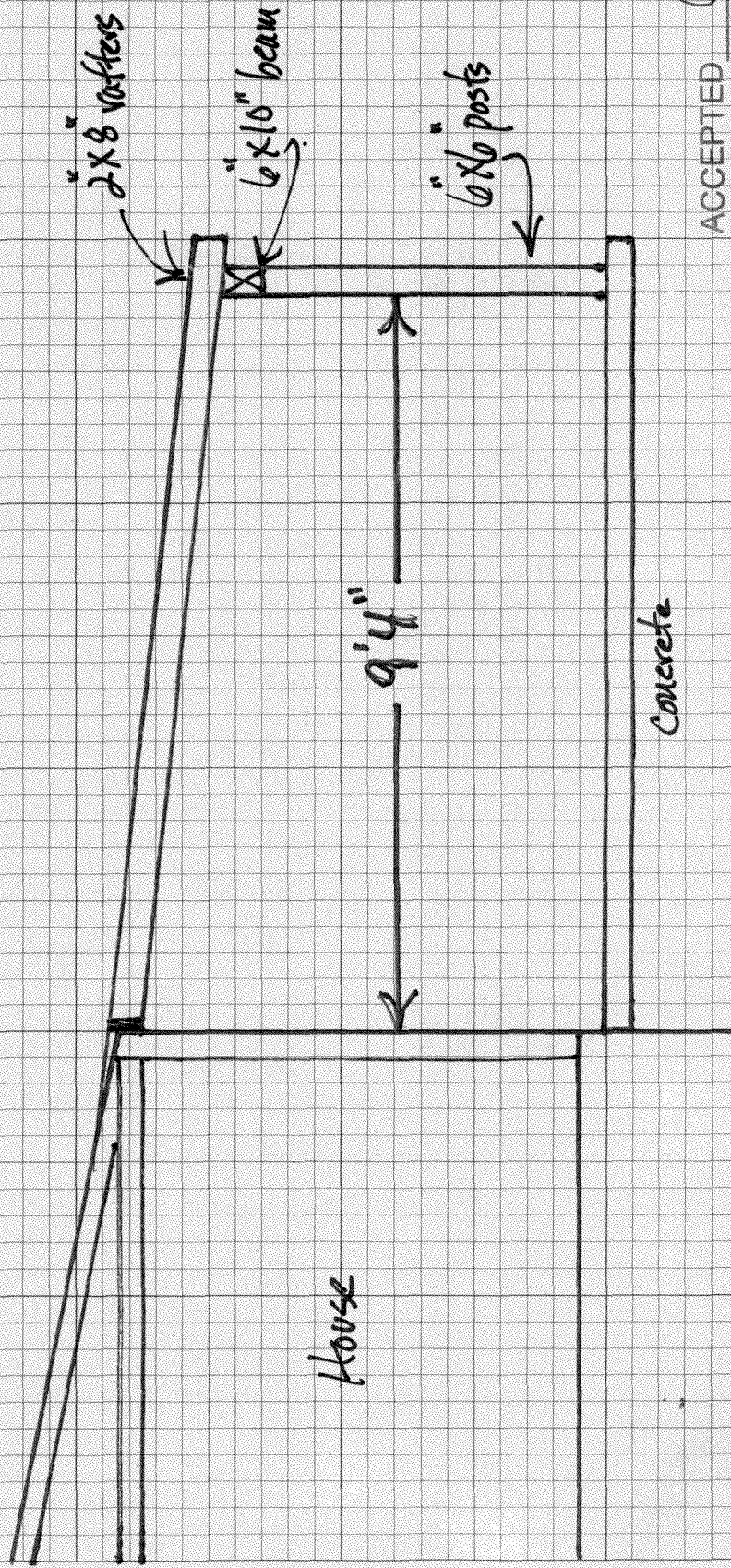


6" x 10" beam

6" from bottom
of beam to corse

6 x 6 posts
spaced 6 1/3" apart

ACCEPTED *R. L. L...*
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 UTILITIES



ACCEPTED *Bi-Link*
 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