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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 541 1/2 Glen Rd No. of Existing Bldgs _____ No. Proposed _____

Parcel No. 2943-073-01-056 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____

Subdivision Cottonwood Meadows Sq. Ft. of Lot / Parcel _____

Filing _____ Block _____ Lot _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

Height of Proposed Structure _____

OWNER INFORMATION:

Name Janie Merylew

Address 541 1/2 Glen Rd,

City / State / Zip GS CO 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel

Addition for storage

Other (please specify): _____

APPLICANT INFORMATION:

Name Sean Frame

Address 541 1/2 Glen Rd,

City / State / Zip GS CO 81501

Telephone 260-0595

***TYPE OF HOME PROPOSED:**

Site Built

Manufactured Home (HUD)

Other (please specify): _____

Manufactured Home (UBC)

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 PD Maximum coverage of lot by structures 70%

SETBACKS: Front 14 from property line (PL) Permanent Foundation Required: YES _____ NO _____

Side 5 from PL Rear 10 from PL Floodplain Certificate Required: YES _____ NO _____

Maximum Height of Structure(s) _____ Parking Requirement _____

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 [Signature] Date 4-29-10

Planning Approval [Signature] Date 4-29-10

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 1

Utility Accounting [Signature] Date 4-29-10

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)

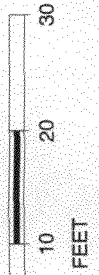
City of Grand Junction GIS Zoning Map ©



ADDITION IS 13' 4" X 21' 4"



SCALE 1 : 197



ACCEPTED *RL*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION.
THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.