

Cash PCR-2011-500

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO.
PCR-2011-500

Building Address 1212 GRAND AVENUE
 Parcel No. 2945-132-22-010
 Subdivision Original Townsite ^{Dundee} Place
 Filing Block 6 Lot 2930

No. of Existing Bldgs 2 No. Proposed 0
 Sq. Ft. of Existing Bldgs 1800 Sq. Ft. Proposed 0
 Sq. Ft. of Lot / Parcel 7,535.88
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name STEPHEN F. ANTHONY
 Address 1212 GRAND AVE.
 City / State / GRAND JUNCTION, CO 81501

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): BASEMENT REMODEL
3 bedrooms, Bath room

APPLICANT INFORMATION:

Name STEPHEN F. ANTHONY
 Address 1212 GRAND AVE
 City / State / GRAND JUNCTION, CO 81501
 Telephone 970-640-2428

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 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 <u>R-5</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>Family Use Only</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>Single</u> from PL Rear _____ from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) _____	Parking Requirement <u>Interior Remodel of</u>
Voting District _____ Driveway Location Approval _____	Special Conditions <u>Basement only</u>
(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 11/24/10

Planning Approval [Signature] Date 11-24-10

Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/>	W/O No. <u>NO WITH SWR line</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/24/10</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)