

PCR-2011-564

FEE \$	10 ⁰⁰
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO.

9425-0

Building Address 723 HEMLOCK DR
 Parcel No. 2701-353-12-009
 Subdivision SUNSET TERRACE
 Filing _____ Block 2 Lot 10

No. of Existing Bldgs 2 No. Proposed 1
 Sq. Ft. of Existing Bldgs 2012 Sq. Ft. Proposed 816
 Sq. Ft. of Lot / Parcel 12,100
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3,067 4231.348
 Height of Proposed Structure 10' 28'0

OWNER INFORMATION:

Name SAM PROVENZA
 Address 723 HEMLOCK DR.
 City / State / GRAND JUNCTION, CO

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): garage 816^{sq} covered entry 6x10

APPLICANT INFORMATION:

Name SAM PROVENZA
 Address 723 HEMLOCK DR
 City / State / GRAND JUNCTION, CO 81500
 Telephone 970-245-7582

***TYPE OF HOME PROPOSED:**

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

NOTES:

PAID
DEC 28 2010
 RS

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 _____ 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).

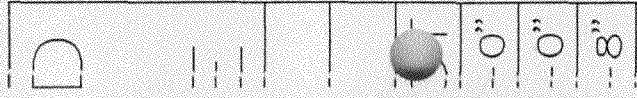
Applicant Signature [Signature] Date 12/28/10
 Planning Approval [Signature] Date 12/28/10

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No <u>now no sewer</u>
Utility Accounting <u>[Signature]</u>	Date <u>12-28-10</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)

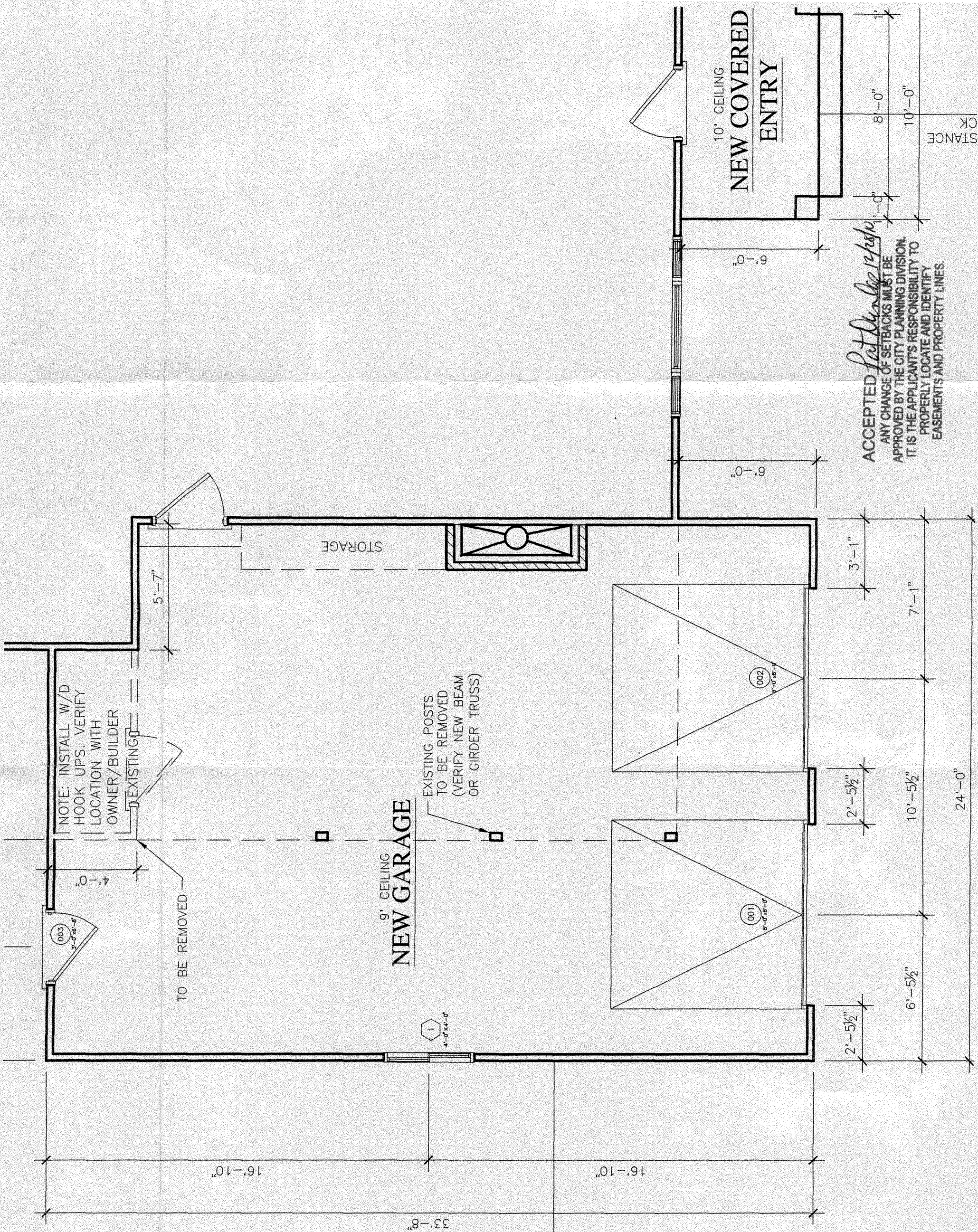
C SLAB FOUNDATION
CODE OR ENGINEERED

BAR TOP & BOTTOM



VERIFY DISTANCE
TO SETBACK

Setback = 7'



ACCEPTED *Pat Decker 12/20/10*
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.

CK
STAGE