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

BLDG PERMIT NO.

12478-0

Building Address 312 HOPI DR.

No. of Existing Bldgs 1 No. Proposed 2

Parcel No. 2945-224-06-016

Sq. Ft. of Existing Bldgs 1382 Sq. Ft. Proposed 308

Subdivision OPLINGER BLOCKS 1

Sq. Ft. of Lot / Parcel 17,298

Filing _____ Block 3 Lot 6

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2,010

OWNER INFORMATION:

Name JILL FLAHERTY

Height of Proposed Structure 17'

Address 312 HOPI DR.

DESCRIPTION OF WORK & INTENDED USE:

City / State / Zip G.J., CO 81503

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): 308#

APPLICANT INFORMATION:

Name MOR STORAGE

***TYPE OF HOME PROPOSED:**

Address 3010 I-70B

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

City / State / Zip G.J., CO 81504

NOTES: 14' x 22' STORAGE SHED

Telephone 254-0460

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 R-8

Maximum coverage of lot by structures 70

SETBACKS: Front 30/25 from property line (PL)

Permanent Foundation Required: YES 1 NO _____

Side 5/3 from PL Rear 10/5 from PL

Floodplain Certificate Required: YES _____ NO _____

Maximum Height of Structure(s) 40'

Parking Requirement _____

Voting District _____ Driveway Location Approval _____
 (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.

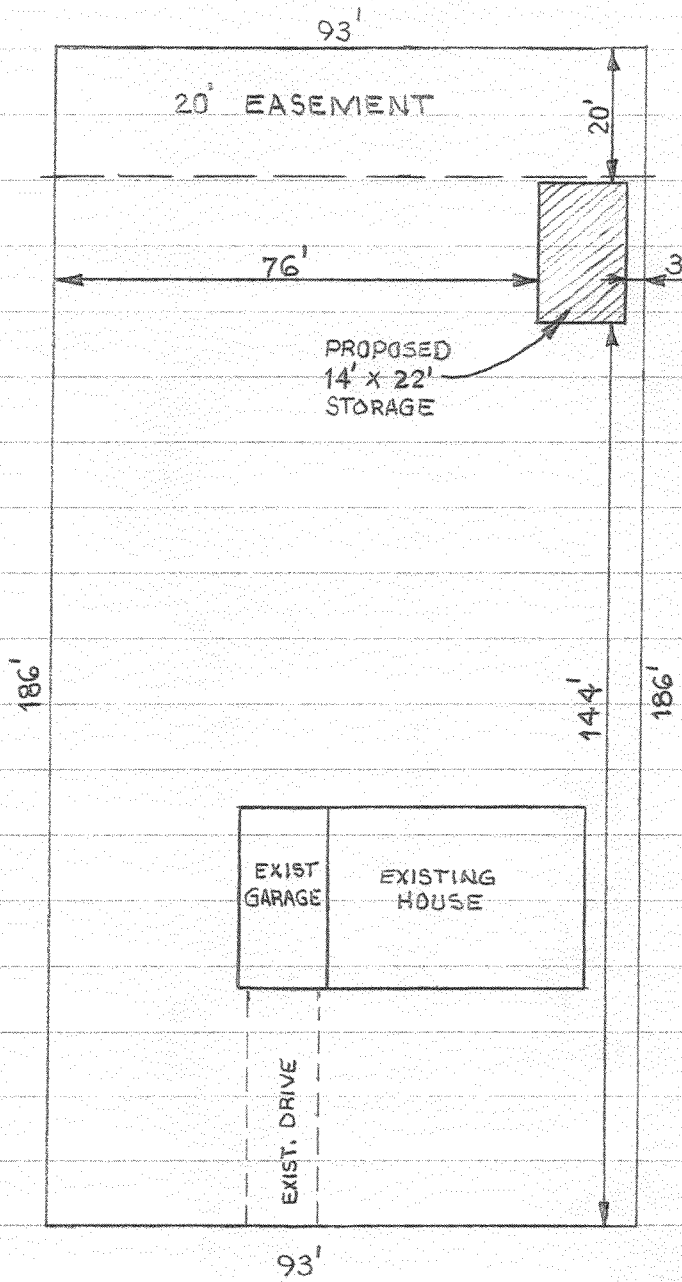
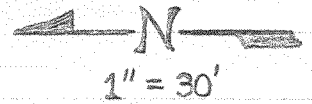
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 6-25-10

Planning Approval [Signature] Date 6-25-10

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>1</u>	W/O No. <u>no sewer / w/cg</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/28/10</u>		

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)



HOPU DRIVE

ACCEPTED *L. R. [Signature]*
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.