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PLANNING CLEARANCE

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

BLDG PERMIT NO.

Building Address 2245 Idella Ct
 Parcel No. 2945-101-17-002
 Subdivision _____
 Filing _____ Block _____ Lot 2

No. of Existing Bldgs	<u>1</u>	No. Proposed	_____
Sq. Ft. of Existing Bldgs	_____	Sq. Ft. Proposed	_____
Sq. Ft. of Lot / Parcel	_____		
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed)	_____		
Height of Proposed Structure	_____		

OWNER INFORMATION:

Name Patti Herland
 Address Same
 City / State / G.I., W 81505

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): ADDING BATHROOM (sitower) DOWN STAIRS

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / _____
 Telephone 970 234 8512

***TYPE OF HOME PROPOSED:**

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

NOTES: _____

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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 _____ from property line (PL)	Permanent Foundation Required: YES _____ NO _____		
Side _____ from PL Rear _____ 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 Patti Herland Date 6/1/10
 Planning Approval Lizbeth Reynolds Date 6/1/10

Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>C. Beasley</u>	Date <u>6/1/10</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)