

PL-2010-367

FEE \$	10 <sup>00</sup>
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 603 E. INDIAN CREEK DR.  
 Parcel No. 2943-064-11-001  
 Subdivision INDIAN VILLAGE  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 87

No. of Existing Bldgs 1 No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing Bldgs 2080 Sq. Ft. Proposed 1604  
 Sq. Ft. of Lot / Parcel 10,977  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 3003.006  
 Height of Proposed Structure 10'

**OWNER INFORMATION:**

Name JOE DEVEYDT  
 Address 603 E INDIAN CREEK DRIVE  
 City / State / G.J. CO 81504

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): GREEN HSE 10'x16'

**APPLICANT INFORMATION:**

Name SAME AS ABOVE  
 Address \_\_\_\_\_  
 City / State / \_\_\_\_\_

**\*TYPE OF HOME PROPOSED:**

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

NOTES: \_\_\_\_\_  
 \_\_\_\_\_

Telephone (970) 379-4024

**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 <u>60%</u>	Permanent Foundation Required: YES _____ NO <u>X</u>	
SETBACKS: Front <u>20</u> from property line (PL)	Side <u>5</u> from PL Rear <u>25</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>	
Maximum Height of Structure(s) <u>40</u>	Voting District _____	Parking Requirement _____	
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 12/3/10

Planning Approval [Signature] Date 12/3/10

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

Utility Accounting [Signature] Date 12.3.10

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)

# 603 E Indian Creek Dr



*Green house 10' x 16'*

SCALE 1 : 238

