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# PLANNING CLEARANCE

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

BLDG PERMIT NO.

93781

Building Address 717 IVANHOE WAY  
 Parcel No. 2701-353-17-013  
 Subdivision Sunset Terrace Replat  
 Filing \_\_\_\_\_ Block 6 Lot 13

No. of Existing Bldgs 1 No. Proposed 1  
 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 GARLAND / SHIRLEY CARR  
 Address 717 IVANHOE WAY  
 City / State / Grand Jct, Co. 81506

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): SHED 14' x 14'

**APPLICANT INFORMATION:**

Name Same  
 Address \_\_\_\_\_  
 City / State / \_\_\_\_\_  
 Telephone 242-1383

**\*TYPE OF HOME PROPOSED:**

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

**PAID**  
 MAY 14 2010  
 RB

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-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: <sup>accessory</sup> Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>3'</u> from PL Rear <u>5'</u> from PL	Floodplain Certificate Required: YES _____ NO <u>✓</u>
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 Garland Carr Date May 14, 2010

Planning Approval Gayle Hede Date 5-14-2010

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

Utility Accounting ami Date 5/14/10

# City of Grand Junction GIS Zoning Map ©

