

PCR-2011-550

#9371-00
PLANNING CLEARANCE

BLDG PERMIT NO.

FEE \$	10 ⁰⁰
TCP \$	/
SIF \$	/

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

Building Address 702 Ivanhoe Way
 Parcel No. 2901-353-18-005
 Subdivision Sunset Terrace Replat
 Filing _____ Block 5 Lot 3

No. of Existing Bldgs 2 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1790 Sq. Ft. Proposed 220 #
 Sq. Ft. of Lot / Parcel 10890
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2109 198
 Height of Proposed Structure 8'6"

OWNER INFORMATION:

Name Robert Tenney
 Address 702 Ivanhoe Way
 City / State / G. I. Co. 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Carpport 10' x 21.5'

APPLICANT INFORMATION:

Name Home Sweet Home Imp't Rep
 Address 2944 Plymouth Rd.
 City / State / G. I. Co. 81503
 Telephone 970-640-3586

***TYPE OF HOME PROPOSED:**

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

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: Front	<u>20/25</u> from property line (PL)	Permanent Foundation Required:	YES _____ NO <u>X</u>
Side	<u>7/3</u> from PL	Floodplain Certificate Required:	YES _____ NO <u>X</u>
Rear	<u>25/5</u> from PL	Parking Requirement	_____
Maximum Height of Structure(s)	<u>40</u>	Special Conditions	_____
Voting District	_____	(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 _____

Planning Approval [Signature] Date 12/13/10

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>carport</u>
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Utility Accounting <u>[Signature]</u>	Date <u>12-13-10</u>
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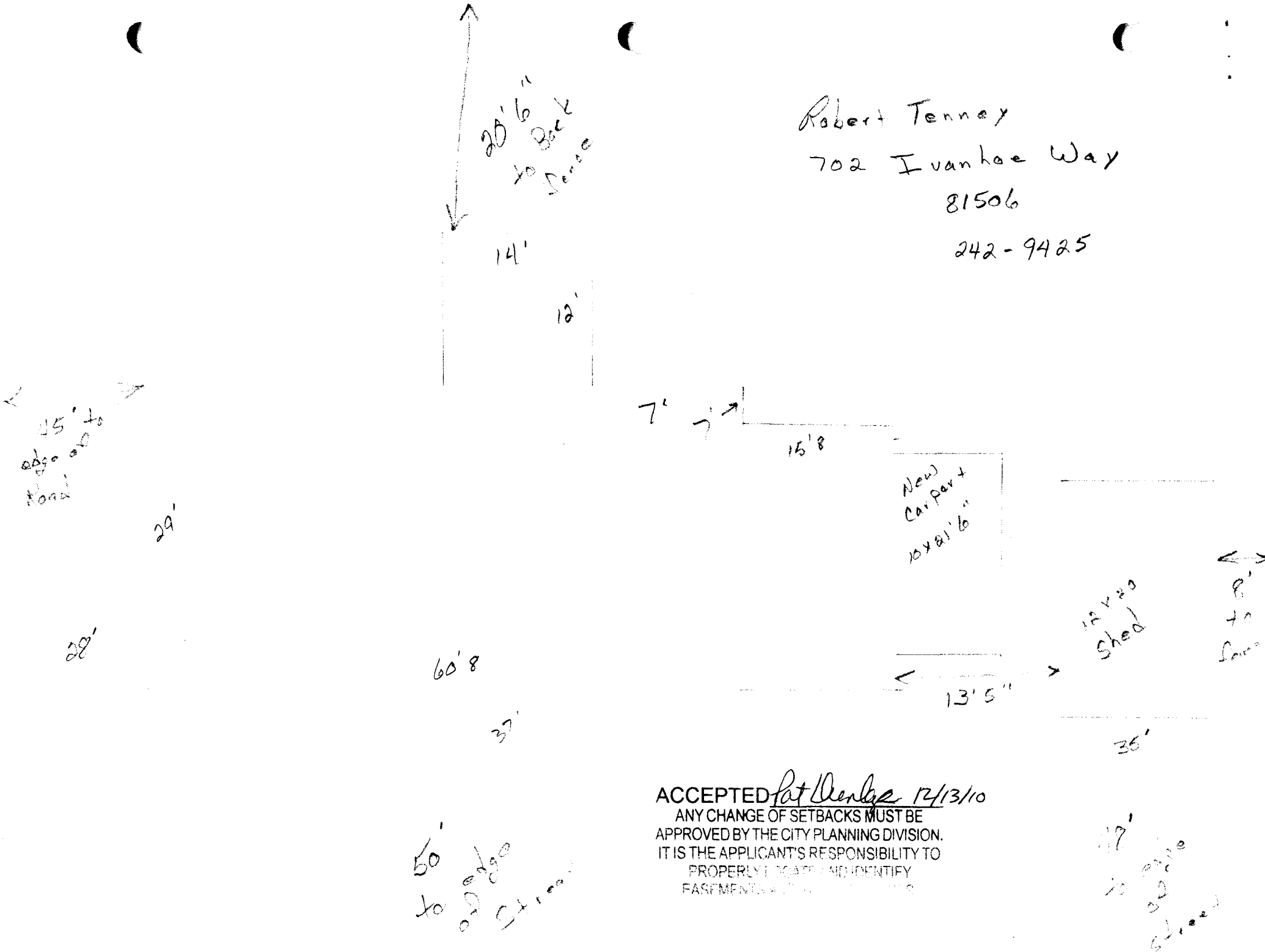
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Robert Tenney

702 Ivanhoe Way

81506

242-9425



ACCEPTED *Pat Denize* 12/13/10
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 ENCUMBRANCES.