

PCR-2011-522

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BLDG PERMIT NO.

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

Building Address 1705 Juniper St
 Parcel No. 2945-104-10-008
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed _____
 Sq. Ft. of Existing Bldgs 918 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 1602.707
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface _____
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Jon St Peter St. Peter
 Address 1705 Juniper St
 City / State / Grand Jct Co 81505

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Moving Laundry room in garage

APPLICANT INFORMATION:

Name _____
 Address _____
 City / State / _____
 Telephone 970 243-2165

***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-5</u>	Maximum coverage of lot by structures	<u>6090</u>
SETBACKS: Front	<u>20/25</u> from property line (PL)	Permanent Foundation Required:	YES <u>NO</u>
Side	<u>5/3</u> from PL	Floodplain Certificate Required:	YES <u>NO</u>
Rear	<u>25/5</u> from PL	Parking Requirement	_____
Maximum Height of Structure(s)	<u>40</u>	Special Conditions	_____
Voting District	Driveway Location Approval _____	(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 _____ Date _____

Planning Approval [Signature] Date 12/2/10

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Laundry area</u>
Utility Accounting	<u>[Signature]</u>		Date <u>12-2-10</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)