

#10707-0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. _____

FEE \$	10 ⁰⁰
TCP \$	/
SIF \$	/

Building Address 846 LANAE DR
 Parcel No. 2701-264-11-013
 Subdivision PARADISE HILLS
 Filing _____ Block 15 Lot 17

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1650 Sq. Ft. Proposed 750
 Sq. Ft. of Lot / Parcel 27,137.88
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1650 + 680 + 750 = 3080 11%
 Height of Proposed Structure 12'

OWNER INFORMATION:

Name TIM COLEMAN
 Address 846 LANAE DR
 City / State / Zip G.T. COLO. 8150

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel
- Addition
- Other (please specify): _____

APPLICANT INFORMATION:

Name MCGLEESON INC
 Address 523 FLORENCE RD.
 City / State / Zip G.T. COLO, 81504
 Telephone 970 242 8035

*TYPE OF HOME PROPOSED:

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

NOTES: 1 Bedroom Addition

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 R-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 7 from PL Rear 25 from PL Floodplain Certificate Required: YES _____ NO X
 Maximum Height of Structure(s) 35' 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.

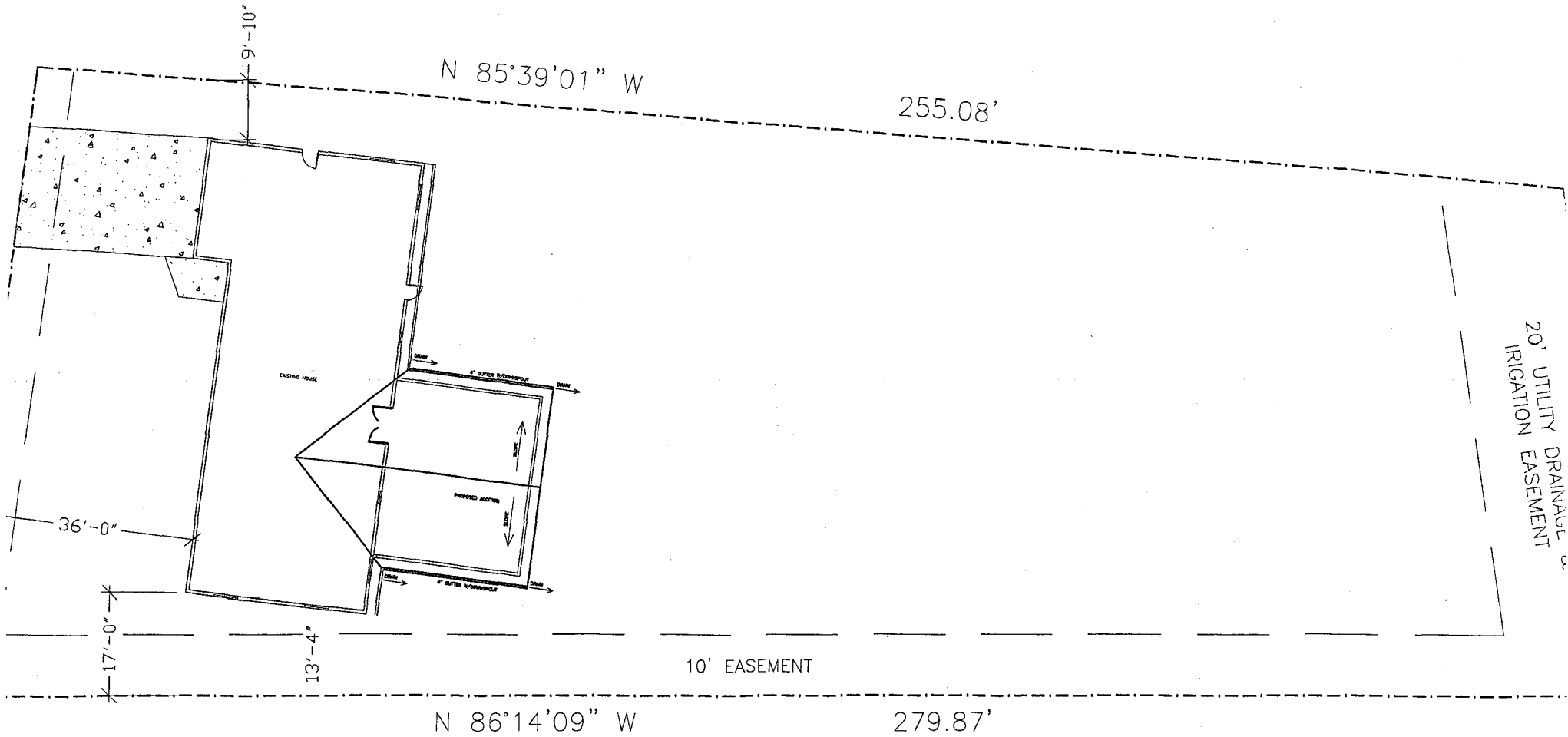
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature McGLEESON INC by [Signature] Date 3-2-10

Planning Approval [Signature] Date 3/3/10

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>bedroom</u>
Utility Accounting <u>[Signature]</u>	Date <u>3-4-10</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED *Wendy Spurr*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING DIVISION
 IT IS THE APPLICANT'S RESPONSIBILITY TO
 PROPERLY LOCATE AND IDENTIFY
 NEARBY UTILITIES AND RECORDS.

Tim COLEMAN
 846 LANAR DR
 G.J, Colo.

PROPOSED
 SITE PLAN
 1
 S1
 1/16" = 1' - 0"