FEE \$	10
TCP\$	
SIF\$	

(White: Planning)

(Yellow: Customer)

## **PLANNING CLEARANCE**

BLDG PERMIT NO.

(Goldenrod: Utility Accounting)

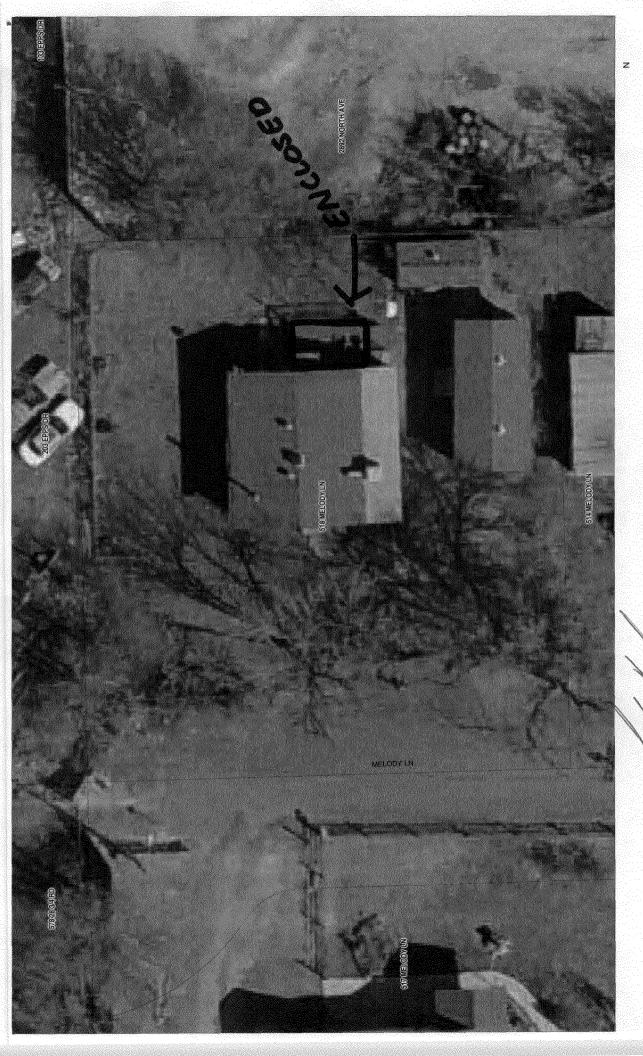
(Single Family Residential and Accessory Structures)

Public Works & Planning Department

Building Address 5/8 MELODY LALE	No. of Existing Bldgs 3 No. Proposed
Parcel No. 2943-074-00-041	Sq. Ft. of Existing Bldgs Sq. Ft. Proposed 100 again
Subdivision	Sq. Ft. of Lot / Parcel 10.672
Filing Block Lot	Sq. Ft. Coverage of Lot by Structures & Impervious Surface
	(Total Existing & Proposed)
OWNER INFORMATION:	Height of Proposed Structure
Name Shanou L + John W FLYNN	DESCRIPTION OF WORK & INTENDED USE:  New Single Family Home (*check type below)
Address 626 A Peory Dr. City/State/ Grand Truction, Co	Interior Remodel Other (please specify): DIMENSION CX 16-
APPLICANT INFORMATION: 8150	*TYPE OF HOME PROPOSED:  Site Built Manufactured Home (UBC)
APPLICANT INFORMATION:	Site Built Manufactured Home (UBC)
Name	Manufactured Home (HUD)
Address	Other (please specify):
City / State /	NOTES: HOME ADOITIONS REQUIRE A
Telephone	BUNDENG PERMET,
REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all exi- property lines, ingress/egress to the property, driveway location	sting & proposed structure location(s), parking, setbacks to all & width & all easements & rights-of-way which abut the parcel.
THIS SECTION TO BE COMP	LETED BY PLANNING STAFF
ZONE <u>R-8</u>	Maximum coverage of lot by structures
SETBACKS: Front 20 from property line (PL)	Permanent Foundation Required: YES NO
Sidefrom PL Rearfrom PL	Floodplain Certificate Required: YESNO
Maximum Height of Structure(s)	Parking Requirement 2
Voting District Driveway	Special Conditions
Location Approval(Engineer's Initials	)
Modifications to this Planning Clearance must be approved, in structure authorized by this application cannot be occupied un Occupancy has been issued, if applicable, by the Building Dep	til a final inspection has been completed and a Certificate of
I hereby acknowledge that I have read this application and the ir ordinances, laws, regulations or restrictions which apply to the paction, which may include but not necessarily be limited to non	project. I understand that failure to comply shall result in legal
Applicant Signature Maren Klynn	Date <u>5/13/10</u>
Planning Approval Lylan Ranke,	Date 5//8//3
Additional water and/or sewer tap fee(s) are required: YES	NÓ W/O No.
Utility Accounting (Beusley	Date 5/18/10
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Sect	ion 21 02 070(b) Grand Junction Municipal Code)

(Pink: Building Department)

## City of Grand Junction GIS Zoning Map ©



ACCEPTED ANY CHANGE OF SETBACKS MUST BE ANY CHANGE OF SETBACKS MUST BE APPLICANT'S RESPONSIBILITY TO PROPERTY OF STATE APPLICANT'S RESPONSIBILITY TO PROPERTY OF STATE APPLICANT'S RESPONSIBILITY TO PROPERTY OF STATE APPLICANT'S AND PROPERTY.

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Wednesday, May 12, 2010 1:39 PM