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| FEE \$ | -10.00 |
| TCP \$ | 0 |
| SIF \$ | 0 |

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

BLDG PERMIT NO. _____

Building Address 654 OX-BOW RD
 Parcel No. 2943-051-07-002
 Subdivision PROOKSIDE II
 Filing 2 Block 5 Lot 2

No. of Existing Bldgs _____ No. Proposed 1256
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1681 w/ garage
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name DONALD HESELTON JR
 Address 654 OX-BOW RD
 City / State / Zip GRAND JCT. CO. 81504

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): 10x12 SHED

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / Zip _____
 Telephone _____

***TYPE OF HOME PROPOSED:**

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

NOTES: PAID

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 PD Maximum coverage of lot by structures 35%
Accessory
 SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side 3' from PL Rear 5' from PL Floodplain Certificate Required: YES _____ NO _____
 Maximum Height of Structure(s) 32' Parking Requirement _____
 Voting District _____ Driveway Location Approval _____ Special Conditions Limited to rear 1/2 of lot
 (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 Donald Heseltan Jr Date 5-3-10
 Planning Approval Wayne Henderson Date 5-3-10

| | | | |
|--|--------------------|--|---------|
| Additional water and/or sewer tap fee(s) are required: | YES | <input checked="" type="checkbox"/> NO | W/O No. |
| Utility Accounting <u>cf. Bentley</u> | Date <u>5/3/10</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)

