

FEE \$	10.00
TCP \$	0
SIF \$	0

#12035-0 PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 1756 Palmer St.

No. of Existing Bldgs 2 No. Proposed 1

Parcel No. 2945-234-03-013

Sq. Ft. of Existing Bldgs 1560 Sq. Ft. Proposed 780

Subdivision _____

Sq. Ft. of Lot / Parcel 11,848

Filing _____ Block _____ Lot _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

Height of Proposed Structure _____

OWNER INFORMATION:

Name David Harris

DESCRIPTION OF WORK & INTENDED USE:

Address 1756 Palmer St.

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

City / State / Zip Grand Junction, CO

APPLICANT INFORMATION:

Name Sturdy Built Structures

- *TYPE OF HOME PROPOSED:**
- Site Built Manufactured Home (UBC)
 - Manufactured Home (HUD)
 - Other (please specify): _____

Address 1452 16 Rd.

City / State / Zip Loma, CO 81524

NOTES: _____

Telephone 858-1103

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-8

Maximum coverage of lot by structures 70%

SETBACKS: Front 20'25' from property line (PL)

Permanent Foundation Required: YES _____ NO _____

Side 5'3' from PL Rear 10'5' from PL

Floodplain Certificate Required: YES _____ NO _____

Maximum Height of Structure(s) 40'

Parking Requirement 2

Voting District _____ Driveway Location Approval _____
(Engineer's Initials)

Special Conditions _____

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 4-8-10

Planning Approval [Signature]

Date 4-8-10

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. carport only

Utility Accounting [Signature]

Date 4-8-10

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
4-8-10
Baker
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 ENCROACHMENTS.

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