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PLANNING CLEARANCE

BLDG PERMIT NO. _____

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

Building Address 2930 Paula Ln # F-1
 Parcel No. 2943-202-25-005
 Subdivision WATERS EDGE
 Filing 7 Block _____ Lot F-1

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs 1698 Sq. Ft. Proposed 0
 Sq. Ft. of Lot / Parcel 1698
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1698
 Height of Proposed Structure 735

OWNER INFORMATION:

Name Community Board of Colorado
 Address 2460 F Rd. # 2
 City / State / G.D. CO.

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): INSTALL SUMP/SEWER

APPLICANT INFORMATION:

Name Marvin E. Olson
 Address 540 E. Greenway Dr.
 City / State / G.D. CO.
 Telephone 970 261-2577

***TYPE OF HOME PROPOSED:**

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

NOTES: Complete construction per original clearance; File # CDP-2009-027

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-8</u> | Maximum coverage of lot by structures <u>Condo</u> |
| SETBACKS: Front <u>20</u> from property line (PL) | Permanent Foundation Required: YES <u>done</u> NO _____ |
| Side <u>5</u> from PL Rear <u>10</u> from PL | Floodplain Certificate Required: YES _____ NO <u>X</u> |
| Maximum Height of Structure(s) <u>40</u> | Parking Requirement _____ |
| Voting District _____ | Special Conditions _____ |
| 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 Marvin E. Olson Date 6-7-10
 Planning Approval Pat Dunlap Date 6/1/10

| | | | |
|--|--------------------|-------------|---------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <u>X</u> | W/O No. |
| Utility Accounting <u>Beasley</u> | Date <u>6/1/10</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)