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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-3  
 Parcel No. 2943-202-25-007  
 Subdivision WATERS EDGE  
 Filing 7 Block \_\_\_\_\_ Lot F-3

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 >35

**OWNER INFORMATION:**

Name Community Bank of Colorado  
 Address 2400 F Rd. # 2  
 City / State / Col., Co.

**APPLICANT INFORMATION:**

Name MARVIN E. OLSON  
 Address 540 E. GREENWOOD DR.  
 City / State / Col., Co.  
 Telephone 970 267-2577

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): INSTALL SPRINKLER/SYSTEM  
Complete construction per original drawings  
File # CDP-2009-027
- \*TYPE OF HOME PROPOSED:
- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

NOTES: \_\_\_\_\_  
 \_\_\_\_\_

**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>S</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	<input checked="" type="checkbox"/> NO	W/O No.
Utility Accounting <u>Bensley</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)