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# PLANNING CLEARANCE

BLDG PERMIT NO.
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(Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

Building Address 2936 PAWA LN F-4  
 Parcel No. 2943-202-25-008  
 Subdivision WATERS EDGE  
 Filing 7 Block \_\_\_\_\_ Lot F-4

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 235

**OWNER INFORMATION:**

Name COMMUNITY BANK OF COLORADO  
 Address 240 F Rd. # 2  
 City / State / CO. CO.

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): SPINDLES / SIDING  
 \*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name MARVIN E. OLSON  
 Address 540 E. GREENWOOD DR.  
 City / State / CO. CO.  
 Telephone 970-261-2577

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>	Permanent Foundation Required: YES <u>done</u> NO _____	Floodplain Certificate Required: YES _____ NO <u>X</u>
SETBACKS: Front <u>20</u> from property line (PL)	Side <u>5</u> from PL Rear <u>10</u> from PL	Parking Requirement <u>2</u>	Special Conditions _____
Maximum Height of Structure(s) <u>40</u>	Voting District _____	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 6-1-10  
 Planning Approval Pat Dunlop 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>W. 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)