

FEE \$	10 ⁰⁰
TCP \$	/
SIF \$	/

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO.

16381-0 - 05

Building Address 4021 PARMIGIAN PIAZZA

Parcel No. 2945-011-46-036

Subdivision Parmigan Estates

Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 0

Sq. Ft. of Existing Bldgs 2090 Sq. Ft. Proposed 0

Sq. Ft. of Lot / Parcel 37,461.6

Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) 2822 1078

Height of Proposed Structure _____

OWNER INFORMATION:

Name KEVIN & TILIA ROSS

Address 4021 PARMIGIAN PIAZZA

City / State / Grand Junction, CO 81506

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel Addition

Other (please specify): exterior repair of current deck - removal of current form of rail + replacement of same

*TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): _____

APPLICANT INFORMATION:

Name Same

Address _____

City / State / _____

Telephone 970 - 314 - 2831

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>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>40'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>15'</u> from PL Rear <u>20'</u> from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) _____	Parking Requirement _____
Voting District _____ Driveway Location Approval _____	Special Conditions _____
(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).

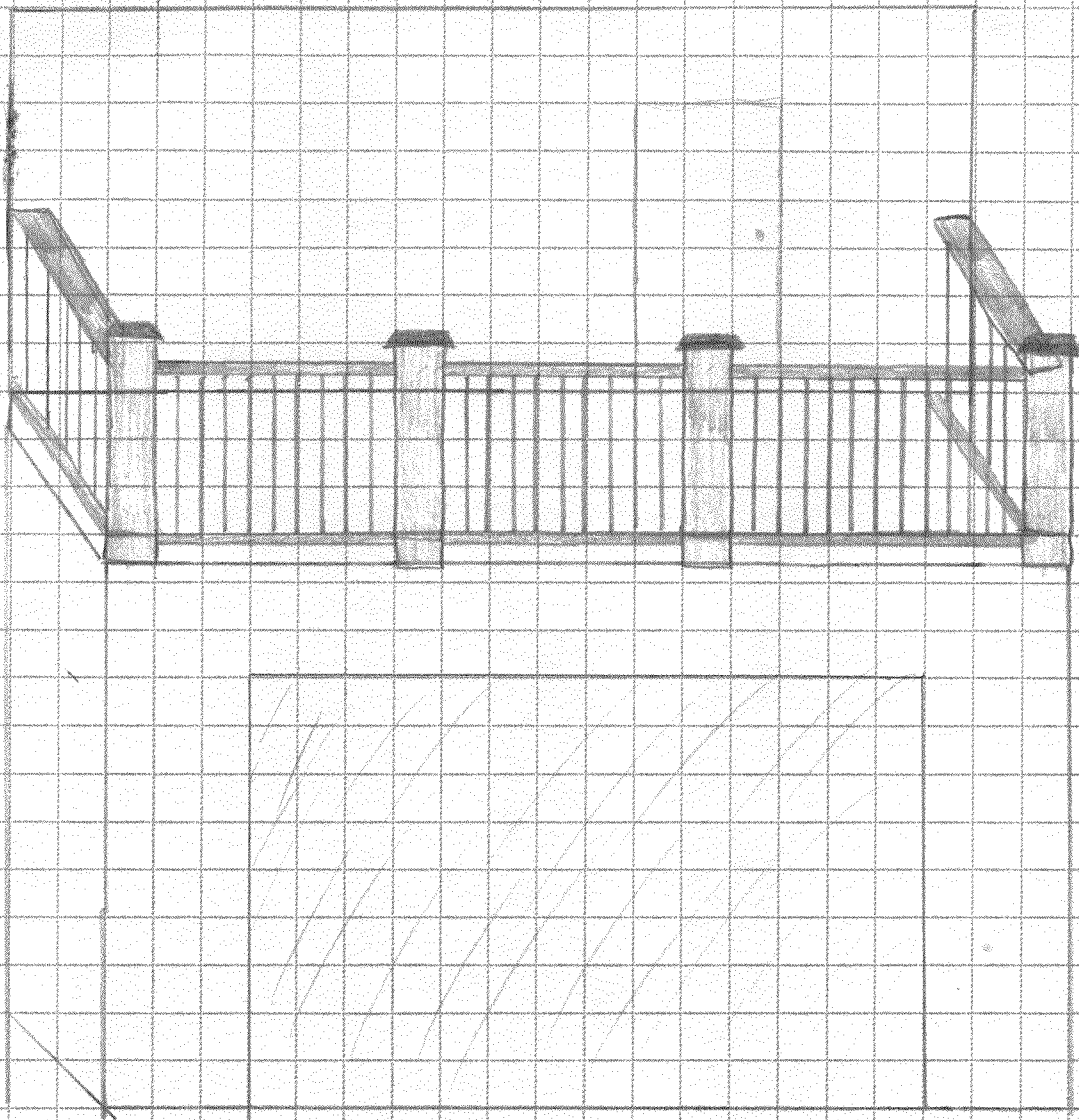
Applicant Signature Sandra Rotolo Ross Date 07/26/10

Planning Approval Pat Dunlop Date 7/26/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO SWR/WTR Charge</u>
Utility Accounting <u>0</u>		Date <u>7/26/10</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)

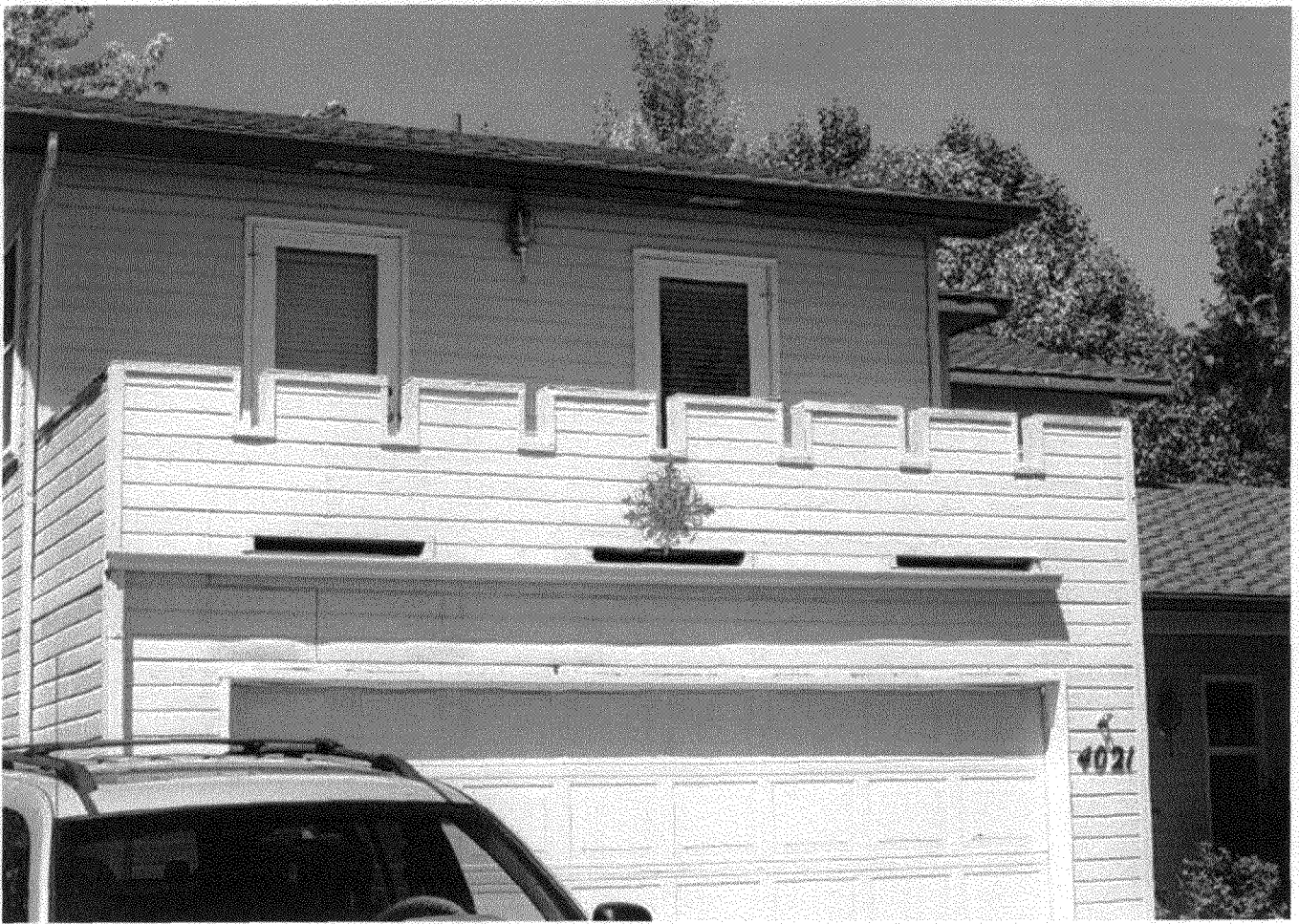


2x4 Top Railing
metal spindles
4x4 Posts
1x6 Deck Boards
NEW Rubber roof membrane underneath Deck boards
NO STAIRS
approx \$4000 cost

All wood will be pressure treated

ACCEPTED *Pat Oenke* 7/26/00
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 PROPERTY LINES.

CURRENT



this type railing

