

PCR-2011-543

FEE \$	10 <sup>00</sup>
TCP \$	/
SIF \$	/

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Public Works & Planning Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2870 Rock Creek Dr  
 Parcel No. 2943-301-33-001  
 Subdivision Unwarp Heights  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 1 No. Proposed 2  
 Sq. Ft. of Existing Bldgs 2067 Sq. Ft. Proposed 200  
 Sq. Ft. of Lot / Parcel 11630.52  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) ~~2267~~ 2627  
 Height of Proposed Structure \_\_\_\_\_

### OWNER INFORMATION:

Name Jesse Hooker  
 Address 2870 Rock Creek Dr  
 City / State / Grand Jct, CO 81503

### DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): Sheds 8'x10' 12'x10'

### APPLICANT INFORMATION:

Name \_\_\_\_\_  
 Address Same  
 City / State / \_\_\_\_\_  
 Telephone 970-260-1689

### \*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-4</u>	Maximum coverage of lot by structures <u>50%</u>	Permanent Foundation Required: YES _____ NO <u>X</u>	
SETBACKS: Front <u>20/25</u> from property line (PL)	Side <u>7/3</u> from PL Rear <u>25/5</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>	
Maximum Height of Structure(s) <u>40</u>	Voting District _____	Parking Requirement _____	
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 Andy Beck Date 12/7/10  
 Planning Approval Pat Dunlop Date 12/7/10

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u> W/O No. <u>Shed</u>	Utility Accounting <u>Rott/Anovey</u> Date <u>12-7-10</u>
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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)

*(Handwritten initials/signature)*

# 2870 Rock Creek Dr



2870 BEAR CANYON CT

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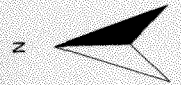
2870 ROCK CREEK DR

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ROCK CREEK DR

ACCEPTED *Sat [Signature]* 12/10

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 UTILITY LINES.



SCALE 1 : 313

