

PCR-2010-435

FEE \$	5.00
TCP \$	/
SIF \$	/

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Public Works & Planning Department**

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

Building Address 960 Rood Avenue  
 Parcel No. 2945-144-10-017  
 Subdivision Grand Junction  
 Filing \_\_\_\_\_ Block 91 Lot 17+18

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 2360 Sq. Ft. Proposed 2360  
 Sq. Ft. of Lot / Parcel 6250  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 1700  
 Height of Proposed Structure existing - no change

### OWNER INFORMATION:

Name Steve and Nicole Clark  
 Address 1282 Moku Pl  
 City / State / Hilo HI 96720-1546

DESCRIPTION OF WORK & INTENDED USE: 26'  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

### APPLICANT INFORMATION:

Name Hilgenfeld Construction  
 Address 683 25 ROAD  
 City / State / Grand Junction CO 81505  
 Telephone 243-4048

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: MISC REMODELING INCLUDING KITCHEN AND BATHS

**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>70%</u>
SETBACKS: Front <u>20'/25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>5'/3'</u> from PL Rear <u>10'/5'</u> from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) <u>40'</u>	Parking Requirement <u>2</u>
Voting District _____ Driveway Location Approval _____ (Engineer's Initials)	Special Conditions <u>Interior Remodel only</u>

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.

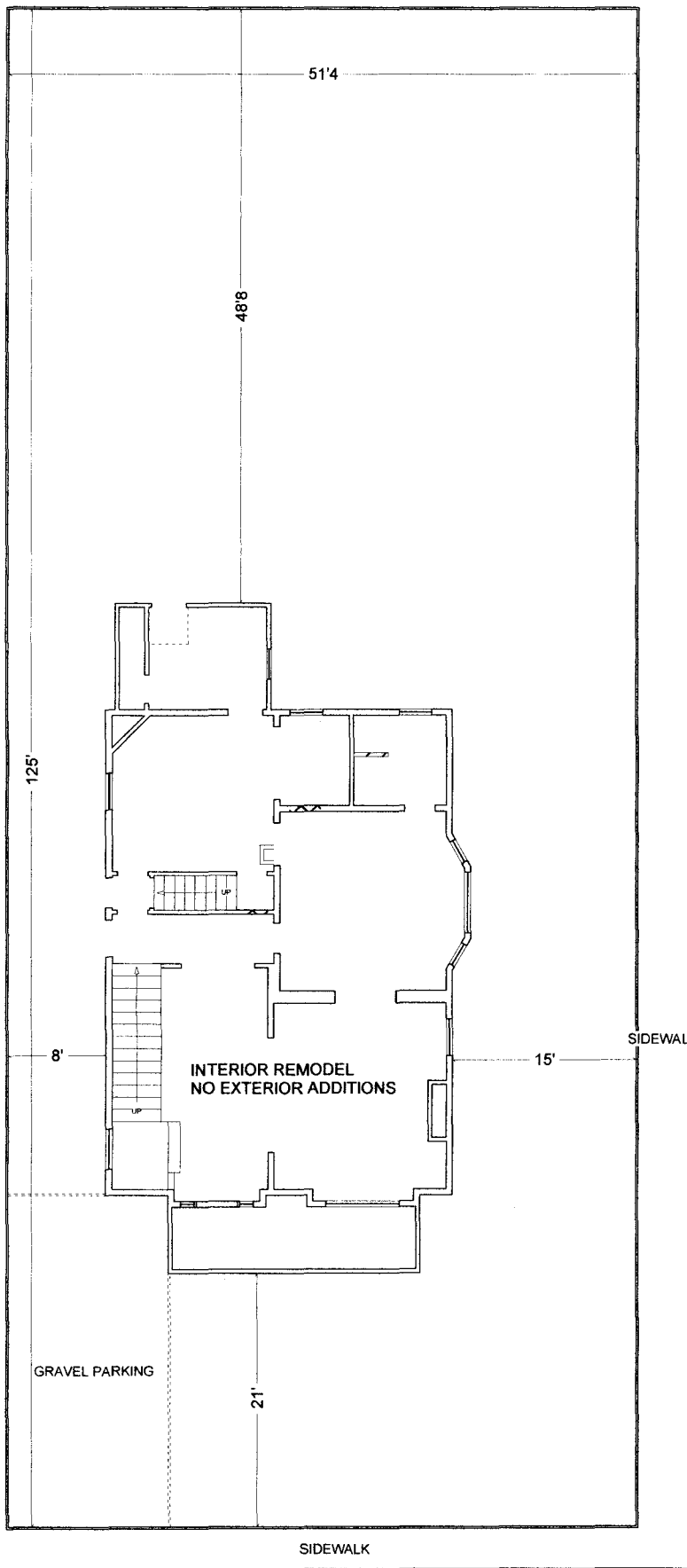
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 10-19-10

Planning Approval [Signature] Date 11-1-10

Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/>	W/O No. <u>NO WTR/SWR Charge</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/1/10</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)



11-1-10

ACCEPTED *Dayleen Anderson*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING DIVISION.  
 IT IS THE APPLICANT'S RESPONSIBILITY TO  
 PROPERLY LOCATE AND IDENTIFY  
 EASEMENTS & PROPERTY LINES