

Deferred Fees

FEE \$	10
TCP \$	2,554
SIF \$	460

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Zoning Approval

Building Address 703 Roundup Pr.

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2697-354-17-004

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

Subdivision Independence Ranch

Sq. Ft. of Lot / Parcel 12,850

Filing 13 Block 2 **PAID:**

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) ~~4394~~ 4394 ³⁴⁶

OWNER INFORMATION:

JUN 29 2010

Name Pat Lockett

DESCRIPTION OF WORK & INTENDED USE:

Address PO Box 577

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

City / State / Zip Grand Junction, CO 81507

APPLICANT INFORMATION:

*TYPE OF HOME PROPOSED:

Name Zagrzebski, Zag Built

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

Address PO Box 577

City / State / Zip Grand Junction, CO 81507

NOTES: None

Telephone (970) 257-0171

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 PD

Maximum coverage of lot by structures 35%

SETBACKS: Front 25 from property line (PL)

Permanent Foundation Required: YES NO

Side 10 from PL Rear 20 from PL

Floodplain Certificate Required: YES NO

Maximum Height of Structure(s) 33'

Parking Requirement 2

Voting District A Driveway Location Approval yn

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 [Signature] Date 01-06-10

Planning Approval [Signature] Date 1/12/10

Additional water and/or sewer tap fee(s) are required:

YES

NO

W/O No. **EES DEFERRED**

Utility Accounting [Signature]

Date 1-22-10

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)

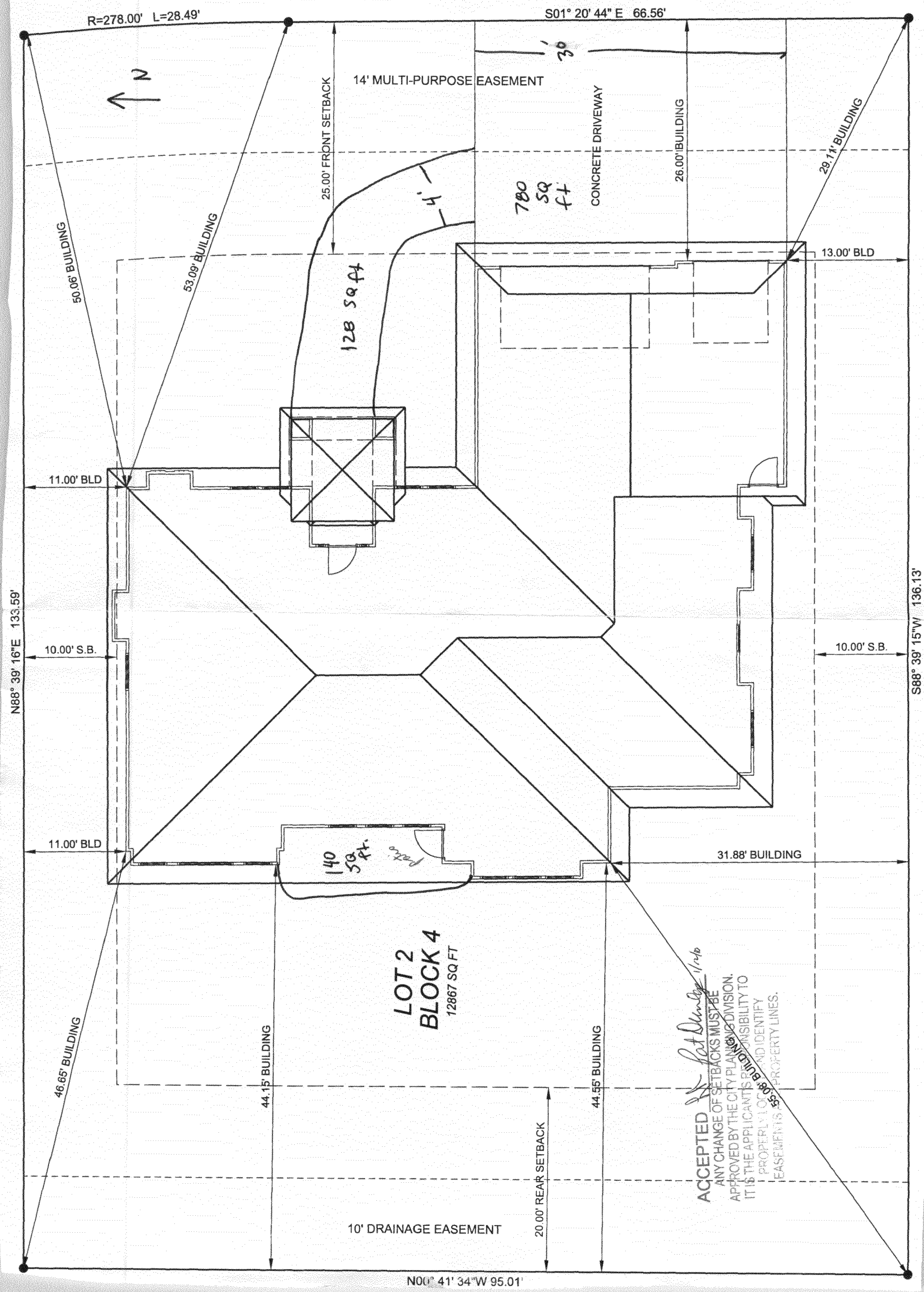
(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

(Goldenrod: Utility Accounting)

FEES DEFERRED



ACCEPTED *[Signature]* 1/2/16
 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.

S88° 39' 15"W 136.13'