

FEE \$ <u>5.00</u>
TCP \$ <u>/</u>
SIF \$ <u>/</u>

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

BLDG PERMIT NO.
-----------------

12151-0

Building Address 118 SHERMAN DR  
 Parcel No. 2945-253-10-003  
 Subdivision ARTESIA HEIGHTS  
 Filing \_\_\_\_\_ Block 1 Lot 3

No. of Existing Bldgs 1 No. Proposed N/A  
 Sq. Ft. of Existing Bldgs 750 Sq. Ft. Proposed N/A  
 Sq. Ft. of Lot / Parcel 10,280  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 750  
 Height of Proposed Structure N/A

**OWNER INFORMATION:**

Name ALAN CLUBB/PAM NOONAN  
 Address 118 SHERMAN DRIVE  
 City / State / GRAND JUNCTION

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name SAME  
 Address \_\_\_\_\_  
 City / State / \_\_\_\_\_  
 Telephone 970-314-0627

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: Plumbing / Sheetrock

**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 _____	Permanent Foundation Required: YES _____ NO _____	
SETBACKS: Front _____ from property line (PL)	Side _____ from PL Rear _____ from PL	Floodplain Certificate Required: YES _____ NO _____	
Maximum Height of Structure(s) _____	Voting District _____	Parking Requirement _____	
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 08-20-2010  
 Planning Approval Dayleen Henden Date 8-20-2010

Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/>	W/O No. No SWR/WTR Change
Utility Accounting <u>[Signature]</u>	Date <u>8/20/10</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)