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

BLDG PERMIT NO.

4411-0

Building Address 430 N. Sherwood Dr  
 Parcel No. 2945-113-07-021  
 Subdivision Sherwood Addition  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 1 No. Proposed 2  
 Sq. Ft. of Existing Bldgs 1940 Sq. Ft. Proposed 280  
 Sq. Ft. of Lot / Parcel 9,757.44  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2220 25%  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Alan Lovato  
 Address 430 N. Sherwood Dr.  
 City / State / Zip Grand Jct. CO, 81501

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): pole barn 14'x20'

**APPLICANT INFORMATION:**

Name Alan Lovato  
 Address 430 N. Sherwood Dr  
 City / State / Zip Grand Jct. CO 81501  
 Telephone (470) 255-1520

**\*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 R-5 Maximum coverage of lot by structures 60%  
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO X  
 Side 5/3 from PL Rear 25/5 from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO X  
 Maximum Height of Structure(s) 40' 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 Alan Lovato Date \_\_\_\_\_

Planning Approval Pat Decker Date 8/13/10

Additional water and/or sewer tap fee(s) are required:	YES	<u>(NO)</u>	W/O No. <u>no water / no sewer</u>
Utility Accounting <u>Pat Decker</u>	Date	<u>8-13-10</u>	

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)

# 430 N. Sherwood Dr



ACCEPTED *Set Backs* 8/13/10  
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 PROPERTY LINES.

