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PLANNING CLEARANCE

BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

42870-0

Building Address 2979 Summerbrook Dr
 Parcel No. 2943
 Subdivision BROOKSIDE
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs _____ No. Proposed _____
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 144
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name TUGIMIR VIDANOVIC (w/ Rebecca)
 Address 2979 Summerbrook Dr
 City / State / Grand Junction, CO 81504

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel
 Addition
 Other (please specify): 12' x 12' patio cover over existing patio

APPLICANT INFORMATION:

Name same owner
 Address _____
 City / State / _____
 Telephone 970-424-0703

***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>PD</u>	Maximum coverage of lot by structures	_____	
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required:	YES _____	NO _____
Side _____ from PL Rear _____ from PL	Floodplain Certificate Required:	YES _____	NO _____
Maximum Height of Structure(s) _____	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 applicable 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 Rebecca Vidanovic Date 9-10-2010
 Planning Approval Tyler Reynolds Date 9/10/2010

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. <u>NO SWR / WTR Changes</u>
Utility Accounting <input checked="" type="checkbox"/>	Date <u>9/10/10</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)

City of Grand Junction GIS Zoning Map ©



ACCEPTED *[Signature]*
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.

SCALE 1 : 288

