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PLANNING CLEARANCE

BLDG PERMIT NO. _____

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

Building Address 717 WEDGE DR ⁸¹⁵⁰⁶
 Parcel No. 2701-363-17-002
 Subdivision FAIRWAY PARK
 Filing _____ Block 17 Lot 2

No. of Existing Bldgs 2 No. Proposed 1
 Sq. Ft. of Existing Bldgs 3324 Sq. Ft. Proposed 1120
 Sq. Ft. of Lot / Parcel .478 AC. 20821.63 SF
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) ~~28~~ 4924 2370
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Carl Nation
 Address 717 WEDGE DR
 City / State / CO 81506

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): GARAGE 42x28

APPLICANT INFORMATION:

Name Carl Nation
 Address 717 WEDGE DR
 City / State / CO 81506
 Telephone 972 245 5162

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

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>R-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>7/3</u> from PL Rear <u>25/5</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>
Maximum Height of Structure(s) <u>40</u>	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 [Signature] Date 12/14/10
 Planning Approval [Signature] Date 12/14/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No <u>Garage</u>
Utility Accounting <u>[Signature]</u>	Date <u>12-14-10</u>		

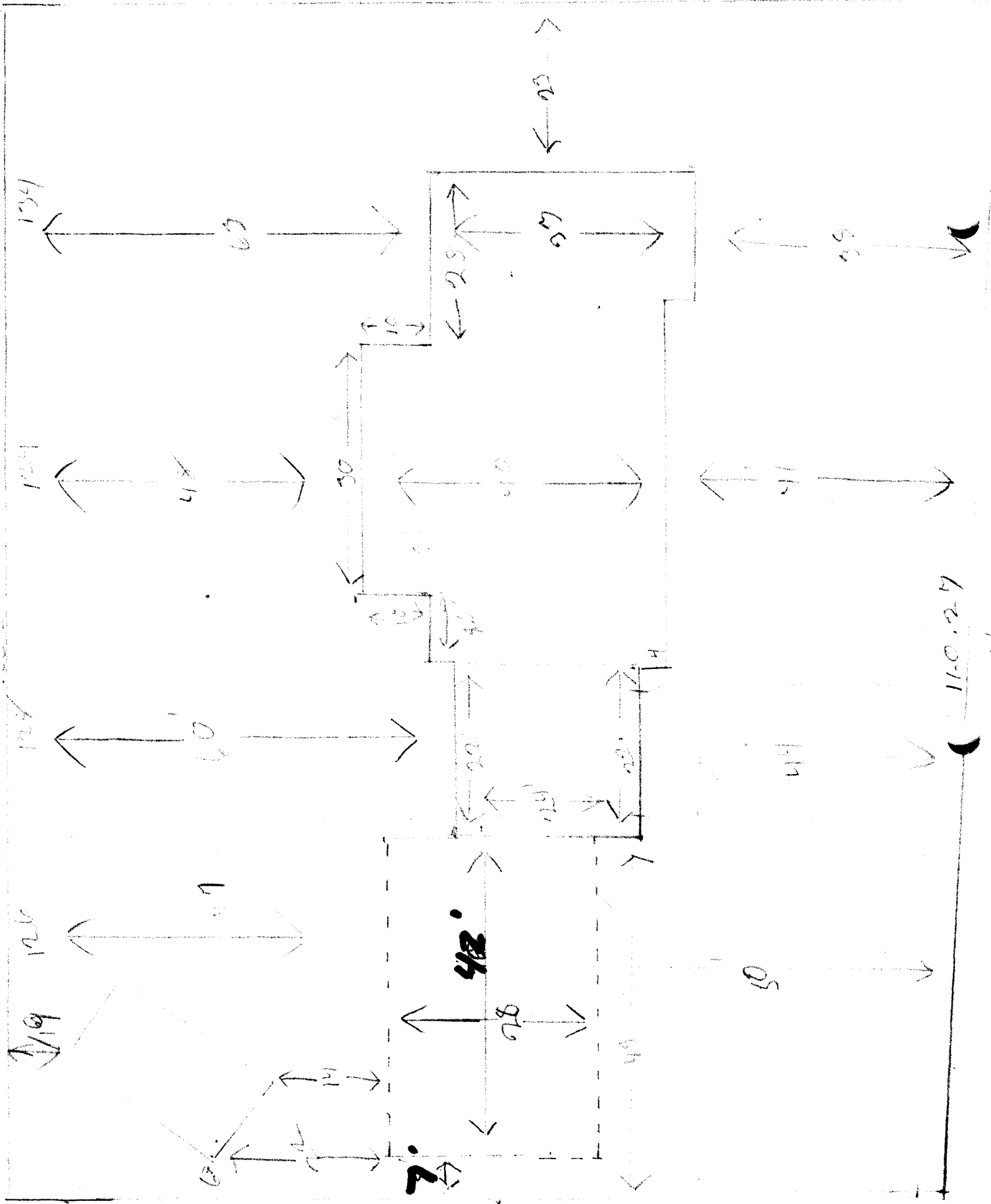
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROVE THAT THE PROPOSED
PARALLEL SETBACKS ARE NECESSARY.

OK
Forward 12/15/10
JR

Pat Doolan 12/15/10

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