

PCR-2011-571

FEE \$	10
TCP \$	
SIF \$	

PLANNING CLEARANCE

BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

Receipt 36067

8756-0

Building Address 726 Wedge
 Parcel No. 2701-363-14-012
 Subdivision Vintage 70's
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Patricia Hitt
 Address 726 Wedge
 City / State / Grand Jct, CO

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Replacing old deck

APPLICANT INFORMATION:

Name J.B. Melzahn Const. Inc.
 Address 3020 Bank 10th Ave
 City / State / Grand Jct, CO 81504
 Telephone 270-1688

*TYPE OF HOME PROPOSED:

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

NOTES: Replacing existing deck

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 _____ NO _____
Side <u>7/3</u> from PL Rear <u>25/5</u> from PL	Floodplain Certificate Required: YES _____ NO _____
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 Cyden Enfor Date 12-14-10

Planning Approval Juli Ruppel Date 12/15/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>NO wtr/swr charges</u>
Utility Accounting <u>2</u>	Date <u>12/15/10</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)

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 Subdivision Vintage 70's
 Filing _____ Block Turnoff Lot 12

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
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Voting District _____	Special Conditions _____		
Driveway Location Approval _____	(Engineer's Initials) _____		

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Applicant Signature Cyden E. Major Date 12-14-10
 Planning Approval Juli R. [Signature] Date 12/15/10

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Utility Accounting <u>[Signature]</u>	Date <u>12/15/10</u>		

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City of Grand Junction GIS Zoning Map ©



Airport Zones

- Airport Road
- - Clear Zone
- Critical Zone
- Runway 22
- Runway 29
- Taxi Way

ZOOM IN FOR LAND USE
ZOOM IN FOR ZONING

Parcels

□ Address Label

Buffer Zones

- ⌈⌋ Palisade Grand Jct Buffer
- ⌈⌋ Fruita / Grand Junction Buffer

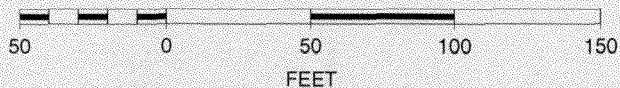
Streets

Air Photos

- ⊞ 2010 Photos
- Highways



SCALE 1 : 786



ACCEPTED *L. H. Rydell* 12/15/10
 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.

726 wedge vintage 70's