

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. _____

14348-0

Building Address 2329 Wren Ct.
 Parcel No. 2945-083-22-020
 Subdivision South Rim
 Filing 2 Block 3 Lot 20

No. of Existing Bldgs _____ No. Proposed _____
 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 DUANE MEANS
 Address 2329 WREN CT 41507
 City / State / GRAND JUNCTION, CO

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): SHED 8x10 80'

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / _____
 Telephone (970) 243-6992

*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 PD
 ACCESSORY
 SETBACKS: Front 25' from property line (PL)
 Side 3' from PL Rear 5' from PL
 Maximum Height of Structure(s) 28'
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials)

Maximum coverage of lot by structures _____
 Permanent Foundation Required: YES _____ NO _____
 Floodplain Certificate Required: YES _____ NO _____
 Parking Requirement _____
 Special Conditions ACCO approval req'd

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 Duane Means Date 10/1/10
 Planning Approval Lynette Reynolds Date 10/1/10

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O NR	<u>NO WTR / Surcharge</u>
Utility Accounting			Date	<u>10/1/10</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)

195.27'
10' EASEMENT

ACCEPTED *Donnie Edwards*
12/14/95
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

