

FEE \$	10 ⁰⁰
TCP \$	2554 ⁰⁰
SIF \$	460 ⁰⁰

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

BLDG PERMIT NO. _____

Building Address 2573 YOUNG CT.
 Parcel No. 2945-031-71-002
 Subdivision DJ HALL SUBDIVISION
 Filing _____ Block _____ Lot 2

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2264
 Sq. Ft. of Lot / Parcel 24393 SF 14,567.84
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4705 SF 19%
 Height of Proposed Structure 22'-6"

OWNER INFORMATION:

Name KELLY + JULIA O'CONNELL
 Address 3133 BELFORD AVE.
 City / State / Zip GRAND JUNCTION, CO 81504

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

APPLICANT INFORMATION:

Name KELLY O'CONNELL
 Address 3133 BELFORD AVE.
 City / State / Zip GJ, CO 81504
 Telephone 970-314-2193

*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>R-2</u>	Maximum coverage of lot by structures <u>30%</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>15</u> from PL Rear <u>30</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>		
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>2</u>		
Voting District <u>B</u>	Driveway Location Approval <u>PD</u> <small>(Engineer's Initials)</small>	Special Conditions _____	

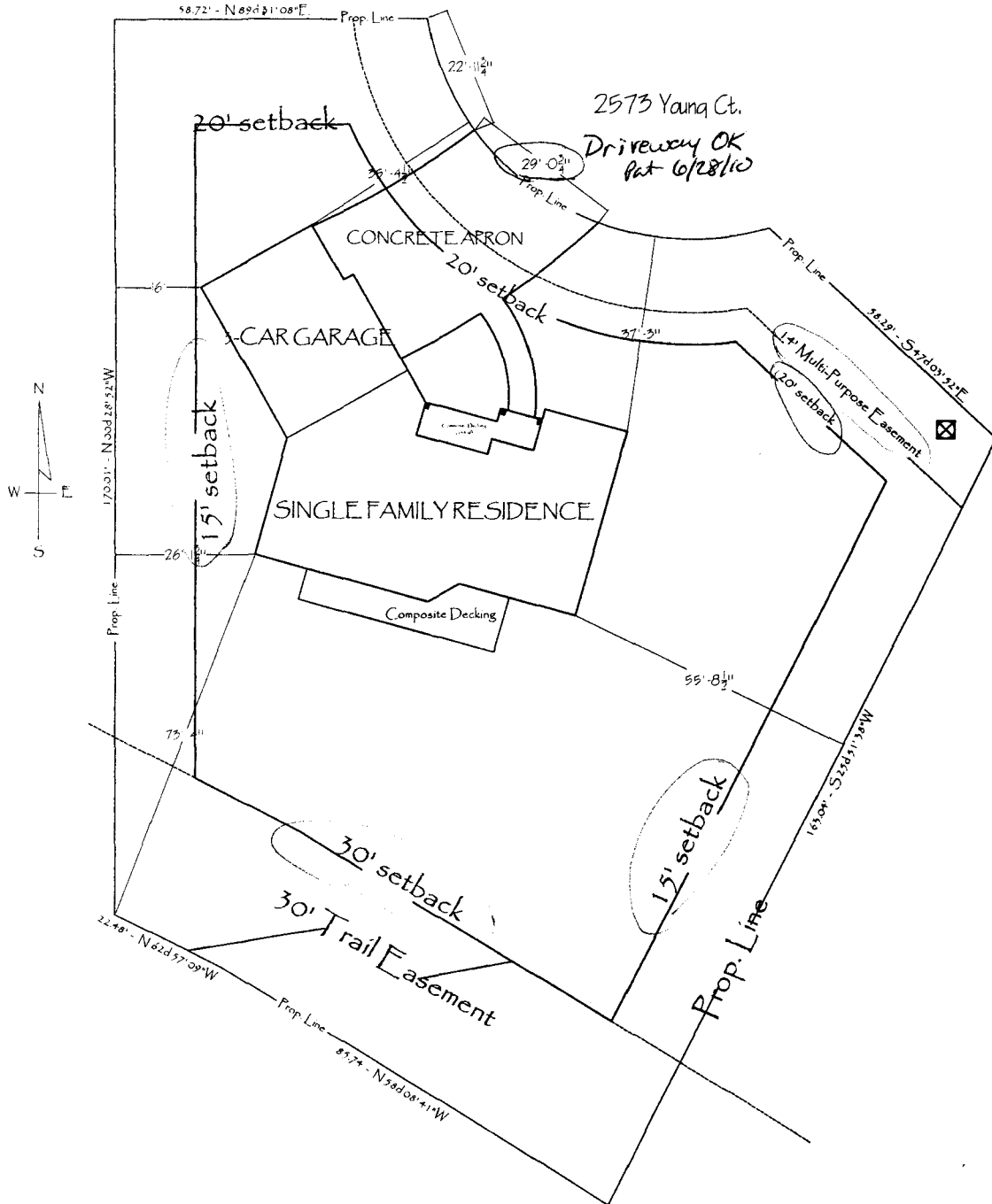
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 Kelly O'Connell Date June 22, 2010
 Planning Approval PD Sgt. Reynolds Date Jun 29, 2010

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21727</u>
Utility Accounting <u>[Signature]</u>	Date <u>7-6-10</u>		

21#
 ACCEPTED *Pat O'Leary* 7/6/10
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS.



SCALE = ~~1/32" = 1'-0"~~
 1/32" = 1'-0"