

FEE \$	5.00
TCP \$	
SIF \$	

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_



BLDG ADDRESS 745 WINTERS AVE SQ. FT. OF PROPOSED BLDGS/ADDITION \_\_\_\_\_

TAX SCHEDULE NO. 2945-231-15-007 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION Benton Canon 1a TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING \_\_\_\_\_ BLK 7 LOTS 9-10-11 NO. OF DWELLING UNITS:  
 Before: 1 After: 0 this Construction

(1) OWNER JAMES & KRISTINE HARENZA NO. OF BUILDINGS ON PARCEL  
 Before: 3 After: 0 this Construction

(1) ADDRESS 291 PINON ST. 65, CO 81503 USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE 241-5249 DESCRIPTION OF WORK & INTENDED USE DEMO HOUSE & OUT BUILDINGS

(2) APPLICANT SAME TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_

**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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE I-1 Maximum coverage of lot by structures N/A

SETBACKS: Front 15' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL Parking Req'mt \_\_\_\_\_

Maximum Height 40' Special Conditions Ramp house & outldgs.

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 (Section 305, Uniform Building Code).

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 James & Kristine Harenza Date 11-15-01

Department Approval Pat Bushman Date 11-15-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Kate Elsberry</u>	Date	<u>11/15/01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

SPANISH TRAIL DR.

CONC. CURB/GU

40 FEET  
NO FENCE IN STRIP TRIANGLE

within triangle shrubs cannot exceed 30" and tree canopy must be above 8' from grade

NO FENCE IN TRIANGLE

