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TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 85179



VAR-2002-010

Your Bridge to a Better Community

BLDG ADDRESS 502 Dove Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 600 q  
 TAX SCHEDULE NO. 2945-083-22-015 SQ. FT. OF EXISTING BLDGS 2200 q  
 SUBDIVISION SOUTH RIM SUB. TOTAL SQ. FT. OF EXISTING & PROPOSED 2800 q  
 FILING 2 BLK 3 LOT 15  
 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction  
 (1) OWNER JOHN CHAPMAN  
 (1) ADDRESS 502 Dove Court  
 (1) TELEPHONE 970-244-8690  
 (2) APPLICANT BENCHMARK CONST  
 (2) ADDRESS 1959 Broadway  
 (2) TELEPHONE 970-243-4847  
 USE OF EXISTING BUILDINGS Home  
 DESCRIPTION OF WORK & INTENDED USE Addition / FAMILY ROOM  
 TYPE OF HOME PROPOSED:  
 \_\_\_ Site Built \_\_\_ Manufactured Home (UBC)  
 \_\_\_ Manufactured Home (HUD)  
 Other (please specify) EXISTING

**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 PD Maximum coverage of lot by structures —  
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_  
 or \_\_\_ from center of ROW, whichever is greater.  
 Side 10' from PL, Rear 10' from PL *variance* Parking Req'mt —  
 Maximum Height 28' Special Conditions \_\_\_\_\_  
 CENSUS 1401 TRAFFIC 91 ANN# \_\_\_\_\_

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 Steve S. Rensler *DEA BENCHMARK CONST* Date 6-24-02  
 Department Approval [Signature] Date 6-25-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>[Signature]</u>	Date	<u>6/25/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ACCEPTED *S/L 12/15/08*  
 VAR-008-B-10  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

JOHN AND MARY CHAPMAN  
 502 DOVE COURT  
 GRAND JUNCTION, COLORADO 81503  
 970 244 8690

- ✕ CEDAR PRIVACY FENCE 6 FOOT HIGH
- ⊗ CEDAR SPLIT TWO RAIL FENCE 4 FOOT HIGH
- BUILDING ENVELOPE (SET BACK)
- PROPOSED BUILDING AND SET BACK

