

FEE \$ 10.00
TCP \$
SIF \$

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

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



Your Bridge to a Better Community

14965-9458  
 Building Address 2631 Chestnut Drive  
 Parcel No. 2701-353-07 075  
 Subdivision Rolling Acres  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 2 Proposed 2  
 Sq. Ft. of Existing Bldgs 4500 Proposed 2500  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Terry D Fine  
 Address 2631 Chestnut Drive  
 City / State / Zip Grand Junction CO 81506

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): Out building Storage

**APPLICANT INFORMATION:**

Name Terry D Fine  
 Address 2247 Fernwood Ct  
 City / State / Zip Grand Junction CO 81506  
 Telephone 970-241-4227

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

**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 RSF-2 Maximum coverage of lot by structures 30%  
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO X  
 Side 3' from PL Rear 5' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35' Special Conditions \_\_\_\_\_  
 Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_  
 (Engineer's Initials)

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 Terry D Fine Date 12 Dec 03  
 Department Approval [Signature] Date 12/12/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Storage</u>
Utility Accounting <u>[Signature]</u>	Date <u>12-12-03</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# City of Grand Junction GIS City Map ©

- Parcels**
  - Address Label
- Air Photos**
  - ▣ 2002 Photos
- Highways**
  - Highways
  - Streets 2
- Sewer Districts**
  - Orchard Mesa
  - Fruitvale
  - Clifton 1
  - Clifton 2
  - Central Grand Valley
- Water Districts**
  - Grand Junction
  - Clifton
  - Ute
- Electrical Utilities**
  - Xcel Energy



SCALE 1 : 996



ACCEPTED *Alshi Magan* 12/12/03  
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.