


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

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

BLDG PERMIT NO. 90619



Your Bridge to a Better Community

34861-22701

BLDG ADDRESS 628 DANNEN WAY. SQ. FT. OF PROPOSED BLDGS/ADDITION 240 SQ FT

TAX SCHEDULE NO. 243-053-64-005 SQ. FT. OF EXISTING BLDGS 1770

SUBDIVISION DEL MAR SUBDIVISION TOTAL SQ. FT. OF EXISTING & PROPOSED 2110

FILING 3 BLK 3 LOT LOT 4

NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction

(1) OWNER CHUCK & JOAN WALKER

(1) ADDRESS 628 DANNEN WAY.

USE OF EXISTING BUILDINGS HOME

(1) TELEPHONE 970-216-3823

DESCRIPTION OF WORK & INTENDED USE ADD 10x24 ROOM

(2) APPLICANT HOMEOWNERS

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

(2) ADDRESS 1029 DANNEN WAY

(2) TELEPHONE 970-216-3823

**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

SETBACKS: Front 20' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 10' from PL, Rear 20' from PL

Maximum Height \_\_\_\_\_

Maximum coverage of lot by structures \_\_\_\_\_

Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Parking Req'mt \_\_\_\_\_

Special Conditions \_\_\_\_\_

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 [Signature]

Date 7-23-03

Department Approval [Signature]

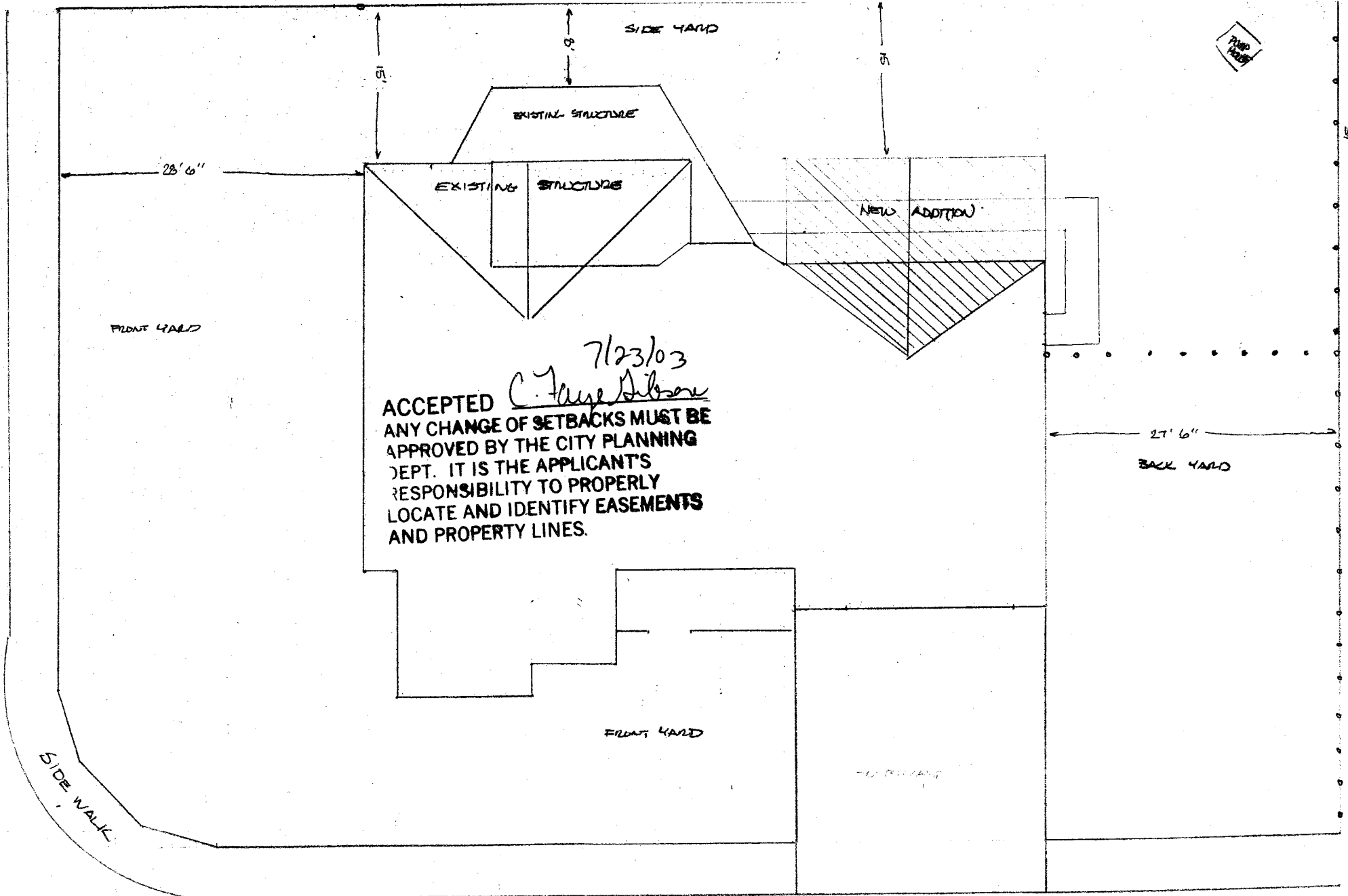
Date 7/23/03

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No.
Utility Accounting	<u>[Signature]</u>	Date	<u>7-23-03</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)

29 3/8 RD



7/23/03  
 ACCEPTED *C. J. [Signature]*  
 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.

Darren Way