

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

# PLANNING CLEARANCE

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

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



Your Bridge to a Better Community

Building Address 640 S. Hwy 50 #2  
Parcel No. 2945-262-00-033  
Subdivision \_\_\_\_\_  
Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

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

**OWNER INFORMATION:**

Name ~~Darrell~~ Darrell Johnson  
Address 640 S. Hwy 50 #2  
City / State / Zip Grand Jet, CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): 10x10 shed

**APPLICANT INFORMATION:**

Name Same  
Address \_\_\_\_\_  
City / State / Zip \_\_\_\_\_  
Telephone 257-1981 pages 255-3045

**\*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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE C-1 Maximum coverage of lot by structures \_\_\_\_\_  
SETBACKS: Front 15'/25' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
Side 0'/0' from PL Rear 10'/10' from PL Parking Requirement \_\_\_\_\_  
Maximum Height of Structure(s) \_\_\_\_\_ 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 [Signature] Date 10-28-03  
Department Approval Raylene Henderson Date 10-28-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. <u>Shed</u>
Utility Accounting	<u>Dotthe Kraver</u>		Date <u>10/28/03</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 Zoning Map ©



102803

*Barbara Johnson*

ACCEPTED  
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.

