

FEE \$ 5.00
TCP \$ 0
SIF \$ 0

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

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



Building Address 21936-13971  
2519 SNOWMASS CT.  
Parcel No. 2945-222-05-024  
Subdivision Heatheridge Estates  
Filing \_\_\_\_\_ Block 2 Lot 24

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 PATRICK HOWERY  
Address 2519 SNOWMASS CT.  
City / State / Zip Grand Junction, CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): Bathroom - Existing space

**APPLICANT INFORMATION:**

Name PATRICK HOWERY  
Address 2519 SNOWMASS CT.  
City / State / Zip GJ, CO. 81503  
Telephone 245-2870

**\*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 RSF-4 Maximum coverage of lot by structures 50%  
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
Side 7' from PL Rear 25' 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 [Signature] Date 11-5-03  
Department Approval Bayleen Henderson Date 11-5-03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O-N
Utility Accounting <u>[Signature]</u>	Date <u>11-5-03</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 ©



*2519 known road*

*not necessary dwelling unit*

*11-5-03 Gayleen Henderson*

**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.

*Historical water well*  
*X*

