

FEE \$ -10.00
TCP \$ 0
SIF \$ 292.00

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

Building Address 2052 Baseline Rd.
Parcel No. 2947-151-51-010
Subdivision Independence Ranch
Filing 10 Block X 2 Lot X 10

No. of Existing Bldgs _____ Proposed New Home
Sq. Ft. of Existing Bldgs _____ Proposed _____
Sq. Ft. of Lot / Parcel ~~2715 and 715~~
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2715 and 715

OWNER INFORMATION:

Name David McClelland
Address 3026 1/2 N Moorlander
City / State / Zip G.J. Co. 81504

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

***TYPE OF HOME PROPOSED:**

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

APPLICANT INFORMATION:

Name David McClelland
Address 3026 1/2 N Moorlander
City / State / Zip G.J. Co. 81504
Telephone (970) 434-1420

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 PD Maximum coverage of lot by structures 35%
SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES NO
Side 10' from PL Rear 20' from PL Parking Requirement 2
Maximum Height of Structure(s) 35' Special Conditions _____
Voting District "A" Driveway Location Approval _____
(Engineer's Initials)

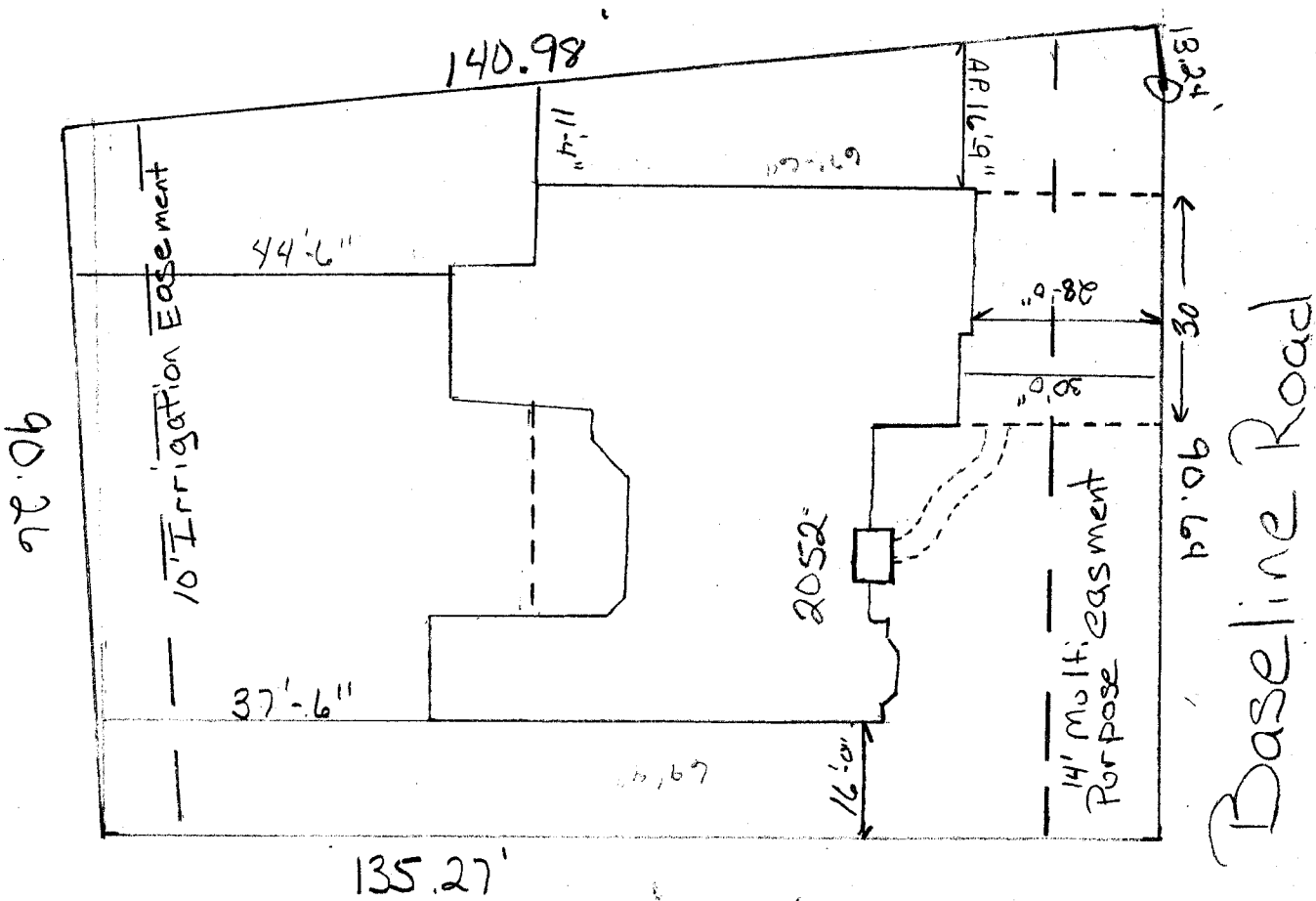
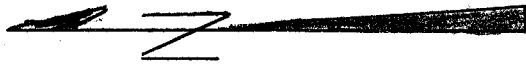
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 David McClelland Date 1-6-04
Department Approval RE (ok'd) [Signature] Date 1-28-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16977</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/28/04</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)



ACCEPTED *Misha Aragon* 1-28-04
 ANY CHANGES TO SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. APPLICANT'S
 LOCATION AND PROPERLY
 AND PROPERTY LINES.

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 1/28/04