

FEE \$	10.00
TCP \$	
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BLDG PERMIT NO. \_\_\_\_\_

## PLANNING CLEARANCE

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

BLDG ADDRESS 2610 KELLEY DRIVE TAX SCHEDULE NO. 2701-352-00-101

SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 373

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 5,100

(1) OWNER VERNON: CHRISTINE KING NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2610 KELLEY DRIVE

(1) TELEPHONE 244-2442 (w) NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION

(2) APPLICANT KEYSTONE Custom BUILDERS USE OF EXISTING BLDGS SINGLE FAMILY

(2) ADDRESS P.O. Box 1807, GT, CO 81502 DESCRIPTION OF WORK AND INTENDED USE: Residential

(2) TELEPHONE 243-9428 Adding bedroom & bath which will be on a second floor.

**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 LSF-1 Maximum coverage of lot by structures 20%

SETBACKS: Front 20' from property line (PL) Parking Req'mt 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 15' from PL Rear 30' from PL Special Conditions not expanding footprint to the house for a second floor

Maximum Height 35' CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 4/20/04

Department Approval [Signature] Date 4/20/04

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 5/01 existing perm 10903

Utility Accounting [Signature] Date 4/21/04

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)

# City of Grand Junction GIS Zoning Map

.....	<b>Airport Zones</b>
---	AIRPORT ROAD
- - -	CLEAR ZONE
---	CRITICAL ZONE
---	RUNWAY 22
---	RUNWAY 29
---	TAXI WAY
[---] [---]	<b>City Limits Boundary</b>
[---] [---]	Grand Junction
[---] [---]	<b>Palisade Grand Jct Buffer Zone</b>
[---] [---]	<b>Fruita / Grand Junction Buffer</b>
[---] [---]	<b>Air Photos</b>
[---] [---]	<b>2002 Photos</b>
---	<b>Highways</b>



ACCEPTED *Shirley McLean* 4-20-04  
 ANY CHANGE OF SETBACKS MUST BE  
 PROVIDED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES

SCALE 1 : 1,612

