

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

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

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

Building Address 2201 Renaissance Blvd No. of Existing Bldgs 1 No. Proposed \_\_\_\_\_  
 Parcel No. 2945-183-07-001 Sq. Ft. of Existing Bldgs 1600 Sq. Ft. Proposed \_\_\_\_\_  
 Subdivision Renaissance Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Filing \_\_\_\_\_ Block 1 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Vern & Nola Brock  
 Address 2201 Renaissance Blvd  
 City / State / Zip Geo. Jct, Co 81503

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): 2 sheds

**APPLICANT INFORMATION:**

Name Vern Brock  
 Address 2201 Renaissance Blvd  
 City / State / Zip Geo Jct, Co 81503  
 Telephone 970-263-0256

**TYPE OF HOME PROPOSED:**

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

NOTES: SHEP 9x12 AND 7x10

**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 30%  
 SETBACKS: Front 20'/25' from property line (PL) Permanent Foundation Required: YES  NO   
 Side 7'/3' from PL Rear 25'/5' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35' Special Conditions \_\_\_\_\_  
 Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_  
 (Engineer's Initials)

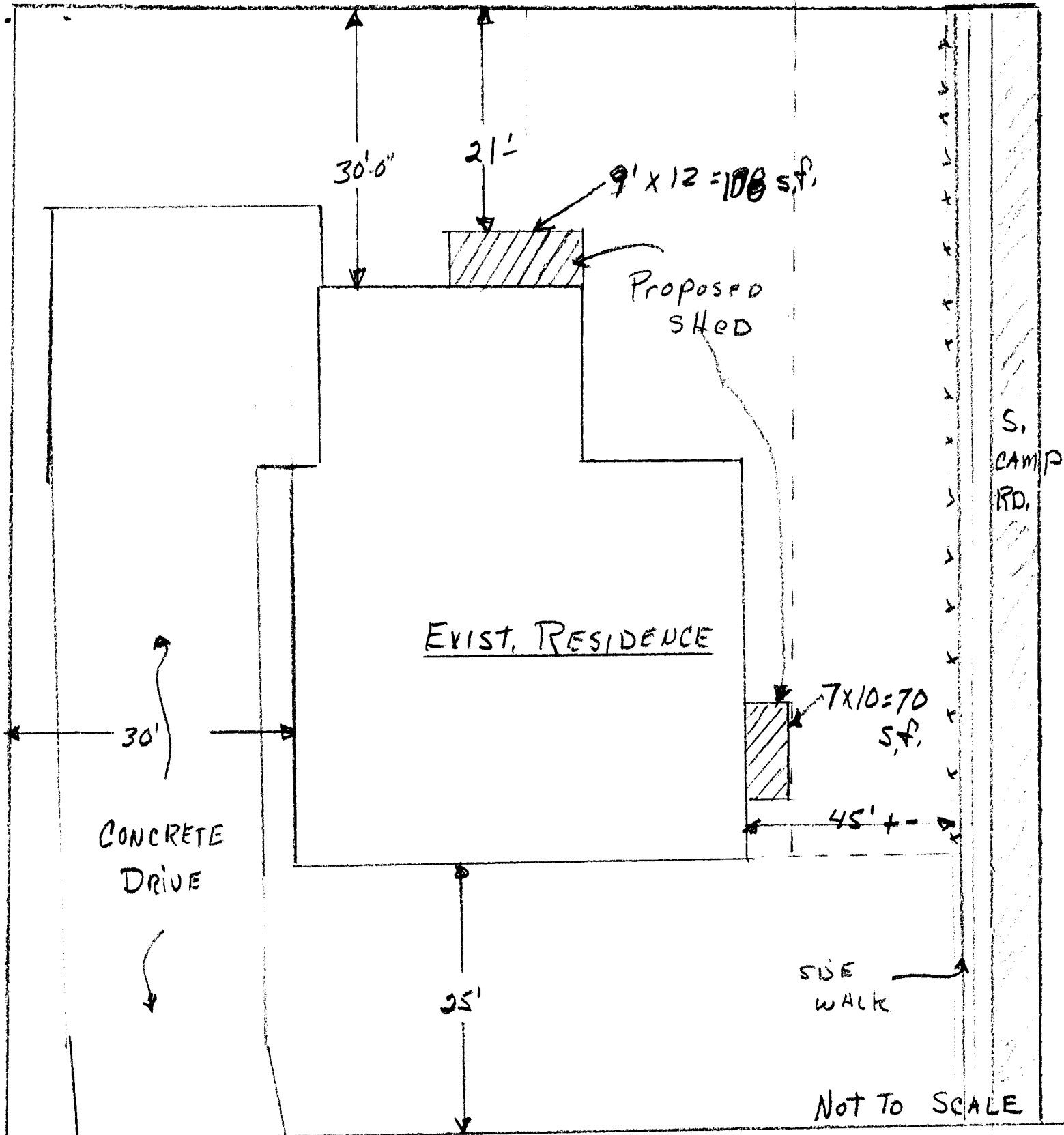
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Vern Brock Date Oct, 6-04  
 Department Approval Daylen Henderson Date 10-6-04

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. _____
Utility Accounting	<u>D Overholt</u>		Date <u>10/6/04</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)



SITE PLAN FOR

SHED

106-04  
 ACCEPTED *(Gaylene Henderson)*  
 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

VERN & NOLA BROCK  
2201 RENAISSANCE BLVD.  
GRAND JCT. CO. 81503