

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

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

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



Your Bridge to a Better Community

BLDG ADDRESS 2758 SUNSHINE LN. SQ. FT. OF PROPOSED BLDGS/ADDITION 288'  
 TAX SCHEDULE NO. 2945-251-04-019 SQ. FT. OF EXISTING BLDGS 1040'  
 SUBDIVISION TOWNS TOTAL SQ. FT. OF EXISTING & PROPOSED 1328'  
 FILING \_\_\_\_\_ BLK 2 LOT 19 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER TODD & JONI SPENCE NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 2 this Construction  
 (1) ADDRESS 2758 SUNSHINE LANE USE OF EXISTING BUILDINGS STORAGE  
 (1) TELEPHONE 970-257-7248 DESCRIPTION OF WORK & INTENDED USE SLAB ON GRADE  
 (2) APPLICANT N/A FRAMED STORAGE OUTBUILDING  
 (2) ADDRESS N/A TYPE OF HOME PROPOSED:  
 (2) TELEPHONE N/A  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

**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 RMF-8 Maximum coverage of lot by structures 20%  
 SETBACKS: Front 20'25' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5'3' from PL, Rear 10'5' from PL Parking Req'mt 2  
 Maximum Height 35' Special Conditions \_\_\_\_\_  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_

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 Todd R. Spence Date 4-12-04  
 Department Approval Daylen Henderson Date 4-12-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Kate Elsbury</u>	Date <u>4/12/04</u>		

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)

# 2758 Sunshine Lane

04/12/2004

4-12-04  
ACCEPTED *Gaylean Henderson*  
ANY CHANGES OR BACKS MUST BE APPROVED BY CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



SCALE: 1" = 20'

