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|----------------|
| FEE \$ 10.00   |
| TCP \$ 1500.00 |
| SIF \$ 292.00  |

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

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

Building Address 243 Tianna Wy  
Parcel No. 2943-293-00-141  
Subdivision Crista Lee  
Filing 1 Block 3 Lot 2

No. of Existing Bldgs 0 No. Proposed 1  
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2100  
Sq. Ft. of Lot / Parcel 8050  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2460

**OWNER INFORMATION:**

Name Ray Scott  
Address 2522 Hwy 6 E 50  
City / State / Zip Grand Jet CO. 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name T.J. HINES  
Address 2522 Hwy 6 E 50  
City / State / Zip G.J. CO. 81505  
Telephone 242-4766

**\*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 <u>RSF-4</u>  | Maximum coverage of lot by structures <u>50%</u>   |  |  |
| SETBACKS: Front <u>20'</u> from property line (PL)                     | Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> |  |  |
| Side <u>7'</u> from PL Rear <u>25'</u> from PL                         | Parking Requirement <u>2</u>   |  |  |
| Maximum Height of Structure(s) <u>35'</u>                              | Special Conditions <u>Eng. foundations</u>   |  |  |
| Voting District <u>E</u> Driveway Location Approval <u>ML</u>          | <u>Strongly recommended.</u>   |  |  |
| (Engineer's Initials)  | <u>Type 'A' grading / must comply w/ grading reg's</u>   |  |  |

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 T.J. Hines Date 11-3-04  
Department Approval Pat Bayless Henderson Date 11-9-04

|  |                        |
|--|------------------------|
| Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | W/O No. <u>PL OMSD</u> |
| Utility Accounting <u>Overholt</u>   | Date <u>11/9/04</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)

28'-6" Actual

Set Back 25'-0"

15' EASEMENT

11-9-04 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.

16'-0"  
~~14'-0"~~ Actual

7'-6"

~~7'-0"~~

Setback 7'-0"

Setback 7'-0"

drive  
etc  
u  
11/4/04

Entry

15'-0"

walk

Driveway

24'-0"

21'-6"

20'-6"

Setback 20'-0"

14' EASEMENT