

FEE \$ 10.00
 TCP \$
 SIF \$

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

23585-1459

Building Address 530 28 1/2 RD
 Parcel No. 2943-014-06-002
 Subdivision Cottonwood Meadows
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 3 No. Proposed 4
 Sq. Ft. of Existing Bldgs None Sq. Ft. Proposed 150
 Sq. Ft. of Lot / Parcel .102ac
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 15'

OWNER INFORMATION:

Name James Wilcox
 Address 530 28 1/2 RD
 City / State / Zip Grand Jct Colo

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 10'x15' shed

APPLICANT INFORMATION:

Name Fred Gannon
 Address 530 28 1/2 RD
 City / State / Zip Grand Jct Colo
 Telephone 970-242-0438

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): 10'x15'

NOTES: 10'x15' shed

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>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>14</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>
Side <u>5</u> from PL Rear <u>10</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	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 [Signature] Date 12/21/05

Department Approval [Signature] Date 12/21/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>500 dry</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/21/05</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)

City of Grand Junction GIS Zoning Map ©

Streets

All Parcels

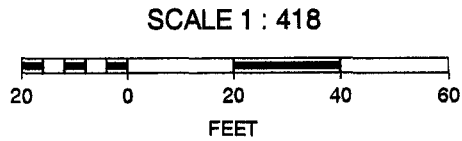
- Parcels
- Address Label

Air Photos

- 2002 Photos

Highways

Palisade Grand Jct Buffer Zone
Fruita / Grand Junction Buffer



ACCEPTED *JDP 12-21-05*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE CITY PLANNING DEPARTMENT WILL NOT BE RESPONSIBLE FOR IDENTIFYING CASEMENTS AND PROPERTY LINES.

