

FEE \$	10.00
TCP \$	/
SIF \$	/

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

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

282 90-18866

Building Address 2894 Darla Dr  
 Parcel No. 2943-064-07-003  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 2-house + shed No. Proposed 3  
 Sq. Ft. of Existing Bldgs 1552 Sq. Ft. Proposed 1936  
 Sq. Ft. of Lot / Parcel .245 acres  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 12'

**OWNER INFORMATION:**

Name Nancy A. Buettnier + Charles  
 Address 2894 Darla Dr  
 City / State / Zip Grand Junction CO 81506

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Same  
 Address \_\_\_\_\_  
 City / State / Zip cell 433-2070  
 Telephone 970 243 3711

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: 16x24 detached garage

**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-5 - Accessory Maximum coverage of lot by structures 60%  
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 Side 3' from PL Rear 5' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35' Special Conditions \_\_\_\_\_  
 Voting District \_\_\_\_\_ Driveway Location OK Driveway on Darla OK  
 (Engineer's Initials) UC No Driveway access on F/rd.

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).

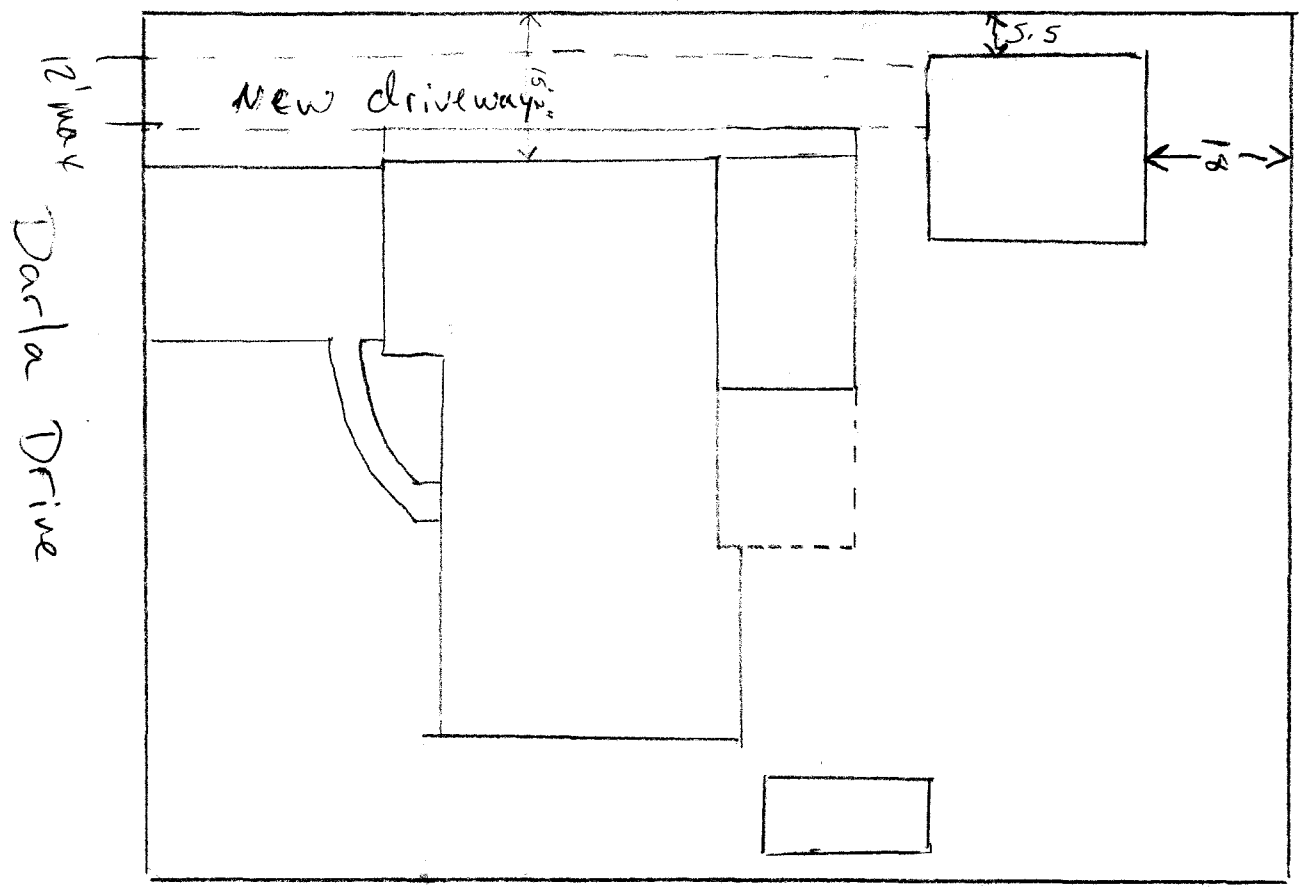
Applicant Signature Nancy A. Buettnier Date 3-1-05  
 Department Approval B. Paulson C. Jaye Hall Date 3/1/05 3/24/05

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. \_\_\_\_\_  
 Utility Accounting OK Date 3/4/05

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)

2017 Darla Dr  
Buetfner

7 1/2 Rd



ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANTS  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

*C. J. Hall*

3/4/05

*ok*  
 3/4/05  
*W*