

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

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

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

23538-15126

Building Address 616 Darren Way  
 Parcel No. 2943-053-59-001  
 Subdivision Del-Mar  
 Filing 1 Block 2 Lot 1

No. of Existing Bldgs 1 No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing Bldgs 1631 Sq. Ft. Proposed 250  
 Sq. Ft. of Lot / Parcel 12,196  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Cody & Sheryl Jack  
 Address 616 Darren Way  
 City / State / Zip Grand Junction, CO 81504

**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 \_\_\_\_\_  
 Telephone 255-8268 or 241-5500

**\*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 PD Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 10' from PL Rear 20' from PL Parking Requirement 2  
 Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions \_\_\_\_\_  
 Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_  
 (Engineer's Initials)

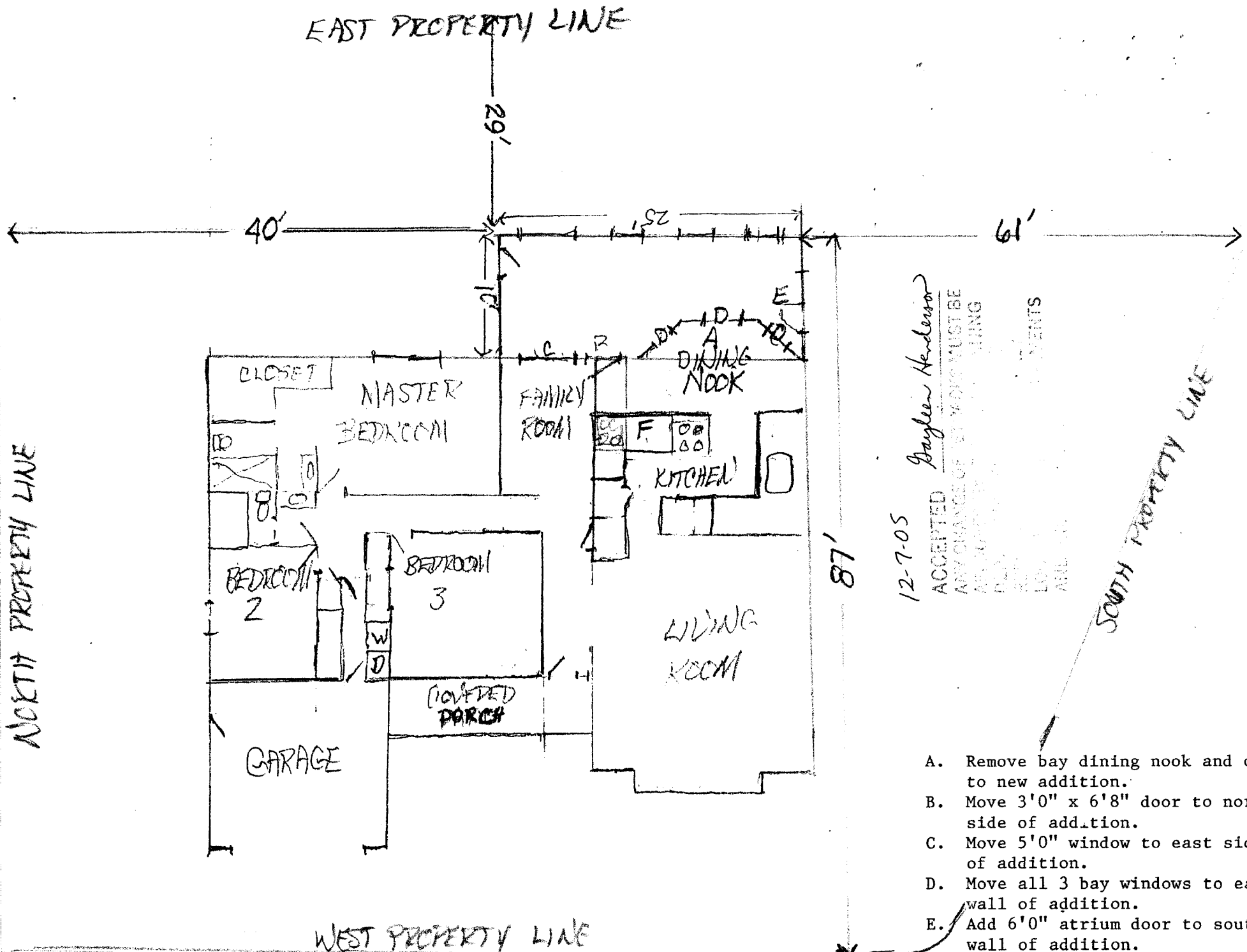
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Cody H. Jack Date 11/30/05  
 Department Approval Daylene Henderson Date 12/7/05

Additional water and/or sewer tap fee(s) are required:	YES	NO	<u>W/O No. No chg in SF</u>
Utility Accounting	<u>CMarshall</u>		Date <u>12/7/05</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)



*Gayleen Henderson*

12-7-05

ACCEPTED  
 ARRANGEMENT OF WORK MUST BE  
 APPROVED BY THE CITY ENGINEER  
 AND THE COUNTY ENGINEER  
 BEFORE ANY WORK IS STARTED  
 AND THE CONTRACTOR SHALL  
 BE RESPONSIBLE FOR OBTAINING  
 ALL NECESSARY PERMITS

- A. Remove bay dining nook and open to new addition.
- B. Move 3'0" x 6'8" door to north side of addition.
- C. Move 5'0" window to east side of addition.
- D. Move all 3 bay windows to east wall of addition.
- E. Add 6'0" atrium door to south wall of addition.

F REMOVE WALL STOVE & HOOD VENT AND PLACE THEM AS SHOWN IN ABOVE DIAGRAM

Note: The removal of A, B & C would become an open area to the new addition from the Family Room and Dining Area. I would like to use engineered headers and beams to support this area.