

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

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

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

Building Address 2575 G. RD.

No. of Existing Bldgs \_\_\_\_\_ No. Proposed \_\_\_\_\_

Parcel No. 2945-031-00-138

Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_

Subdivision NONE

Sq. Ft. of Lot / Parcel \_\_\_\_\_

Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name ARLINE & JOHN BURNELL

**DESCRIPTION OF WORK & INTENDED USE:**

Address 2575 G. RD.

- New Single Family Home (\*check type below)
- Interior Remodel  Addition 40' x 10'
- Other (please specify): PORCH 400'

City / State / Zip GRAND JCT, CO. 81505

**APPLICANT INFORMATION:**

Name SAME

**\*TYPE OF HOME PROPOSED:**

Address \_\_\_\_\_

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

City / State / Zip \_\_\_\_\_

NOTES: \_\_\_\_\_

Telephone 256-9696

**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 RSF-R

Maximum coverage of lot by structures 5%

SETBACKS: Front 20' from property line (PL)

Permanent Foundation Required: YES  NO \_\_\_\_\_

Side 50' from PL Rear 50' from PL

Parking Requirement \_\_\_\_\_

Maximum Height of Structure(s) 35'

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).

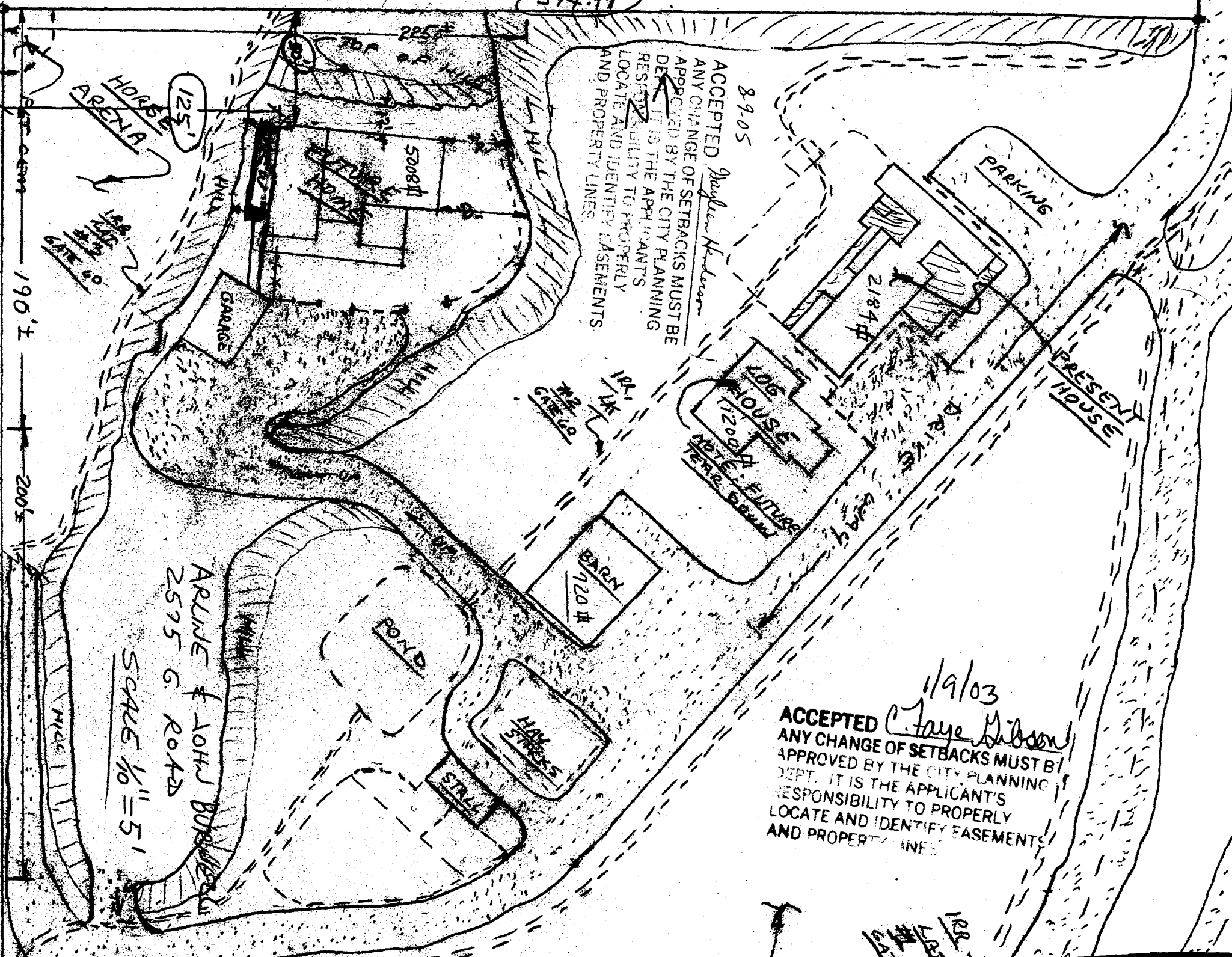
Applicant Signature John Burnell Date 8-9-05

Department Approval Gayleen Henderson Date 8-9-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>ON SEPTIC</u>
Utility Accounting <u>CMC</u>	Date <u>8/9/05</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)

(519.97')



8905  
 ACCEPTED *Stephen Heister*  
 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

1/9/03  
 ACCEPTED *C. Faye Gibson*  
 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

ARLINE & JOHN BORNER  
 2575 G. ROAD  
 SCALE 1/8" = 5'

190' E

200' E

125'

225'

500 sq ft

2184 sq ft

KITCHEN HOUSE  
1120 sq ft

BARN  
1720 sq ft

POND

HAY STORAGE

STRA

PARKING

PRESENT HOUSE

HORSE ARENA

GARAGE

GATE 60

GATE 60

ROAD

125'