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TCP \$
SIF \$

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

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

Building Address 448 W Kennedy Ave  
 Parcel No. 2945-104-18-002  
 Subdivision Arnold Subdivision  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 2

No. of Existing Bldgs 1 No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing Bldgs 1048 Sq. Ft. Proposed 270  
 Sq. Ft. of Lot / Parcel 11,800  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 2 1/2

**OWNER INFORMATION:**

Name Tyrone Shields  
 Address 448 W. Kennedy Ave.  
 City / State / Zip Grand Jct. CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Tyrone Shields  
 Address 448 W. Kennedy Ave  
 City / State / Zip Grand Jct. CO 81505  
 Telephone (970) 640-2083

**\*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>RMF-11c</u>	Maximum coverage of lot by structures <u>75%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>40'</u>	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).

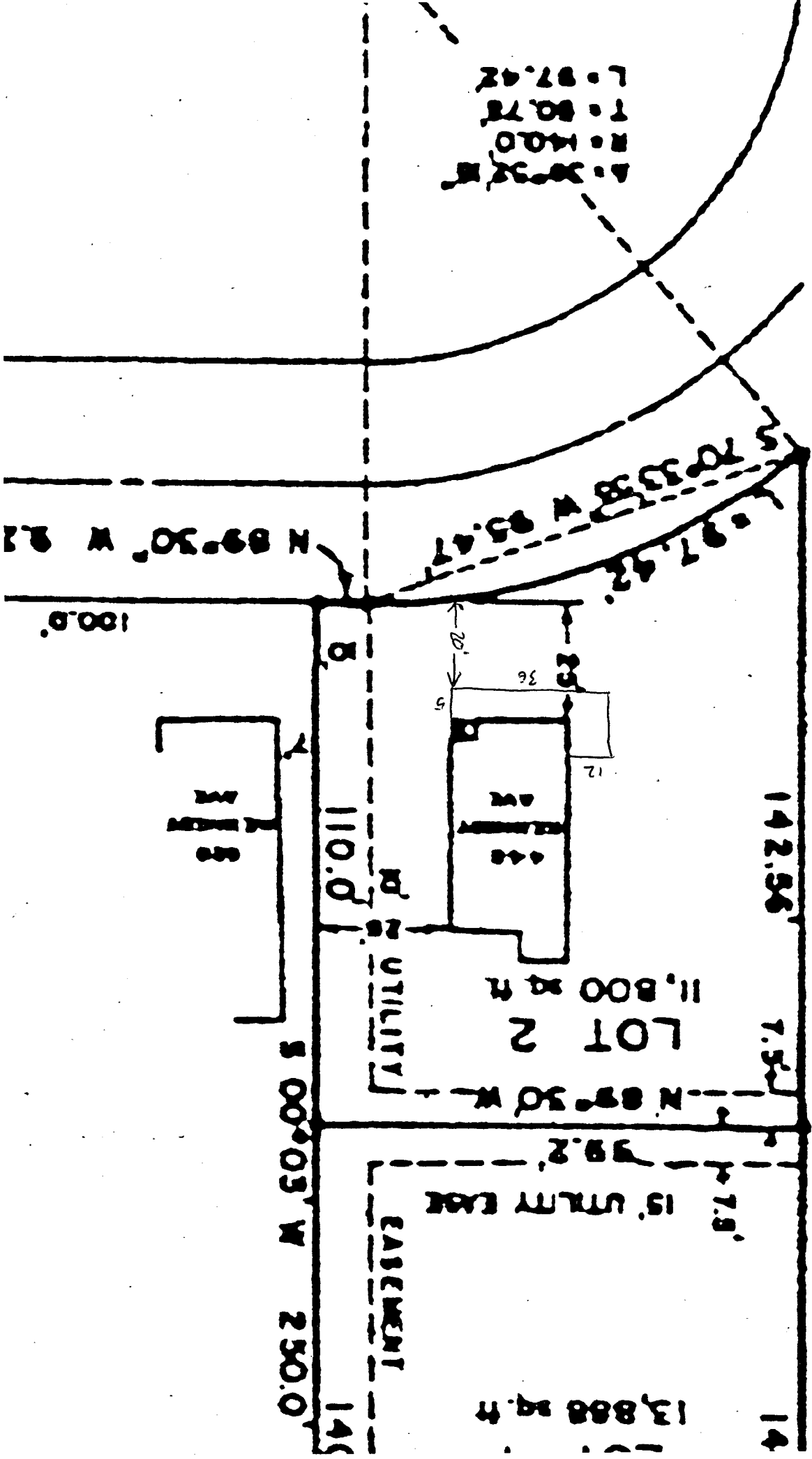
Applicant Signature [Signature] Date 3/10/05  
 Department Approval [Signature] Date 3/10/05

Additional water and/or sewer tap fee(s) are required: YES NO <u>X</u> W/O No. _____
Utility Accounting <u>[Signature]</u> Date <u>3/10/05</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)

3/10/05

ACCEPTED, *Alisa Clark*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE PLANNING  
DEPARTMENT. SETBACKS  
MUST BE PROPERLY  
LOCATED AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.



A. 36°32' E  
B. 80.78  
C. 87.42

N 89°30' W 110.0'  
100.0'

S 70°33' W 85.47'  
297.42'

142.56'

N 00°03'E 7.50'

282.56'

11,800 sq. ft.  
LOT 2

15' UTILITY EASEMENT

EASEMENT

13,888 sq. ft.

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