

FEE \$	<del>500</del> 500
TCP \$	0
SIF \$	0

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

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

Building Address 2722 Unawcep No. of Existing Bldgs 2 No. Proposed 2  
 Parcel No. 2945-243-00-118 Sq. Ft. of Existing Bldgs exist Sq. Ft. Proposed exist  
 Subdivision N/A Sq. Ft. of Lot / Parcel 249  
 Filing N/A Block N/A Lot N/A Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Deana Patterson / Mossberger  
 Address 2722 Unawcep Ave  
 City / State / Zip Grand Tet Co 81503

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

**APPLICANT INFORMATION:**

Name Michael L Patterson  
 Address 3078 Colorado Ave  
 City / State / Zip Grand Tet Co 81504  
 Telephone 241-0911

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): Storage Bldg - Remodel

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 RMF-8 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 20'/25' from property line (PL) Permanent Foundation Required: YES  NO   
 Side 5'/3' from PL Rear 10'/5' from PL Parking Requirement \_\_\_\_\_  
 Maximum Height of Structure(s) 35' Special Conditions No kitchen facilities allowed in storage bldg  
 Voting District \_\_\_\_\_ Driveway Location Approval N/A  
 (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).

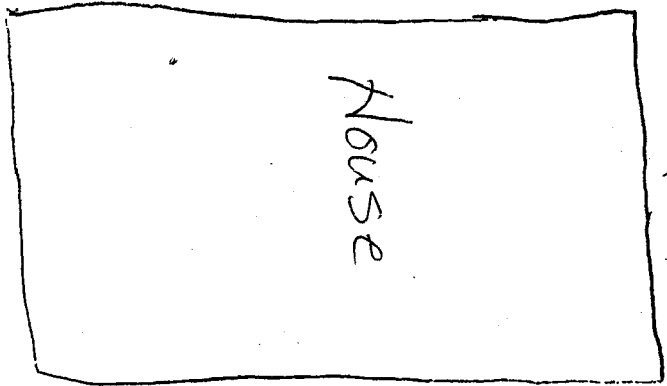
Applicant Signature [Signature] Date 7-29-05  
 Department Approval [Signature] Date 7/29/05

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. \_\_\_\_\_  
 Utility Accounting [Signature] Date 7/29/05

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)

Front  
20'0" Unaswept

SLIP



House

35'



11'

Storage  
Drivly

35 FT



22'-6"

ACCEPTED SLC 7/29/05  
 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.

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 Other (please specify): Remodel Storage Bldg

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Name Michael L. Peterso  
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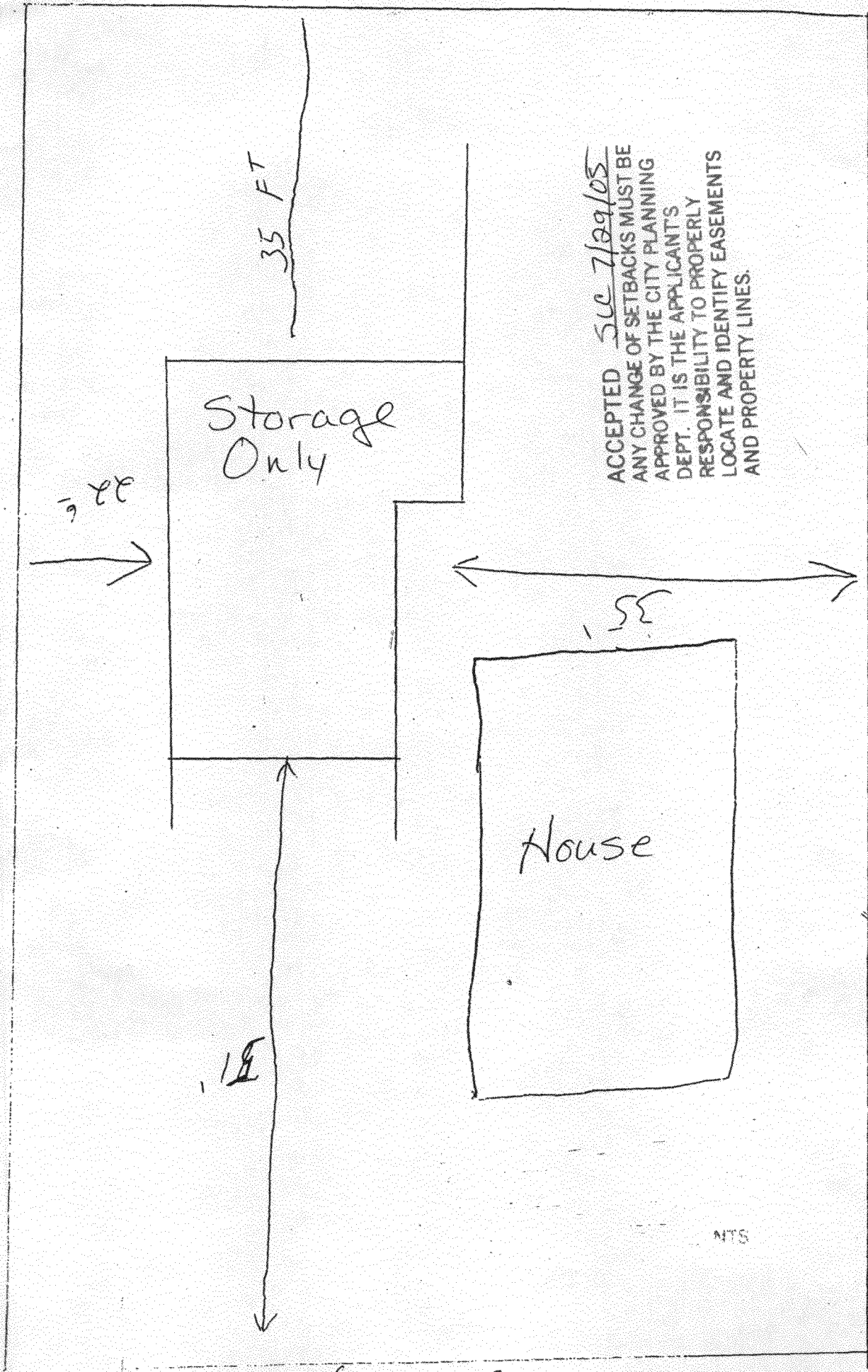
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 Maximum Height of Structure(s) 35' Special Conditions No kitchen facilities  
 Voting District \_\_\_\_\_ Driveway Location Approval N/A allowed in storage bldg  
 (Engineer's Initials) valid for 6 months from 3/30/07

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Applicant Signature [Signature] Date 3/30/07  
 Department Approval [Signature] Date 7/29/05

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. \_\_\_\_\_  
 Utility Accounting [Signature] Date 7/29/05



ACCEPTED 5/10/05  
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DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

Storage  
Only

House

35 FT

9 FT

35

18

Wm West

2722

NTS

4032