

58494-8192

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO.

Building Address 610 26 Rd
 Parcel No. 2945-023-23-001
 Subdivision North Bluff Sub
 Filing _____ Block _____ Lot 1

No. of Existing Bldgs 2 No. Proposed 2
 Sq. Ft. of Existing Bldgs 1733 Sq. Ft. Proposed 1932 ^{add - 860} ^{to total}
 Sq. Ft. of Lot / Parcel 3/4 Acres 1932
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 26'

OWNER INFORMATION:

Name KNABEL KENNETH & CHARLOTTE
 Address 610 26 Rd
 City / State / Zip Grand Junction, CO

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Remodel Footings Garage Demo old + add new garage. ^{42' x 46'}

APPLICANT INFORMATION:

Name KNABEL KENNETH
 Address 610 26 Rd
 City / State / Zip Grand Junction, CO
 Telephone 201 4083

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD) add porch covered
 Other (please specify): Remodel Garage

NOTES: _____

AK
1-10-07

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-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20'/25' from property line (PL) Permanent Foundation Required: YES NO
 Side 7'/3' from PL Rear 25'/5' from PL Parking Requirement 2
 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 [Signature] Date 12-1-06
 Department Approval [Signature] Date 12-1-06

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>12-1-06</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)

City of Grand Junction GIS Zoning Map ©

Post & Frame
Ties Roof material
& siding NS MET 3' side
5' Back



12-1-06

ACCEPTED
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.

Gayleen Henderson / PC





