

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

## PLANNING CLEARANCE

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

BLDG PERMIT NO.

11977-7434

Building Address 2033 No 7th St  
 Parcel No. 2945-11-05-003  
 Subdivision Bookcliff Park  
 Filing \_\_\_\_\_ Block 8 Lot 18

No. of Existing Bldgs 2 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 1912 Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name JUDY GRASS  
 Address 2033 No 7th  
 City / State / Zip GRAND JUNCTION CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel
- Addition
- Other (please specify): Storage shed 8' x 12'

**APPLICANT INFORMATION:**

Name JANE  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 242-9517

**\*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-5</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'/25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>5'/3'</u> from PL Rear <u>25'/5'</u> from PL	Parking Requirement _____
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 Judy Grass Date Aug 8<sup>th</sup> 2006  
 Department Approval Rayleen Henderson Date 8-8-06

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	W/O No. <u>No Sewer / NOWTR</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/8/06</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 ©



*ACCEPTED Paylen Henderson*  
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.

8-8-06



HOUSE

25'  
35'  
131'  
North Property Line



open parking

Back Property Line

42'  
221'  
n

8-8-06

ACCEPTED Gayles Henderson  
 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.