

56570-26133

FEE \$ <u>10.00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO.
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Building Address 2544 BRENNA WAY  
 Parcel No. 2945-032-63-008  
 Subdivision WESTWOOD RANCH SUB  
 Filing \_\_\_\_\_ Block 1 Lot 8

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 1288 Sq. Ft. Proposed 240  
 Sq. Ft. of Lot / Parcel 10,018.8  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2344  
 Height of Proposed Structure 14'-2"

**OWNER INFORMATION:**

Name KENNETH A THOMAS  
 Address 2544 BRENNA WAY  
 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): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name MOR STORAGE SALES  
 Address 3010 I-70 B. LOOP  
 City / State / Zip GRAND JCT, CO 81504  
 Telephone (970) 254-0460

**\*TYPE OF HOME PROPOSED:**

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

**NOTES:**

Garage - NO sewer/  
water change

**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>FD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>32'</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 11-08-06  
 Department Approval [Signature] Date 11-8-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
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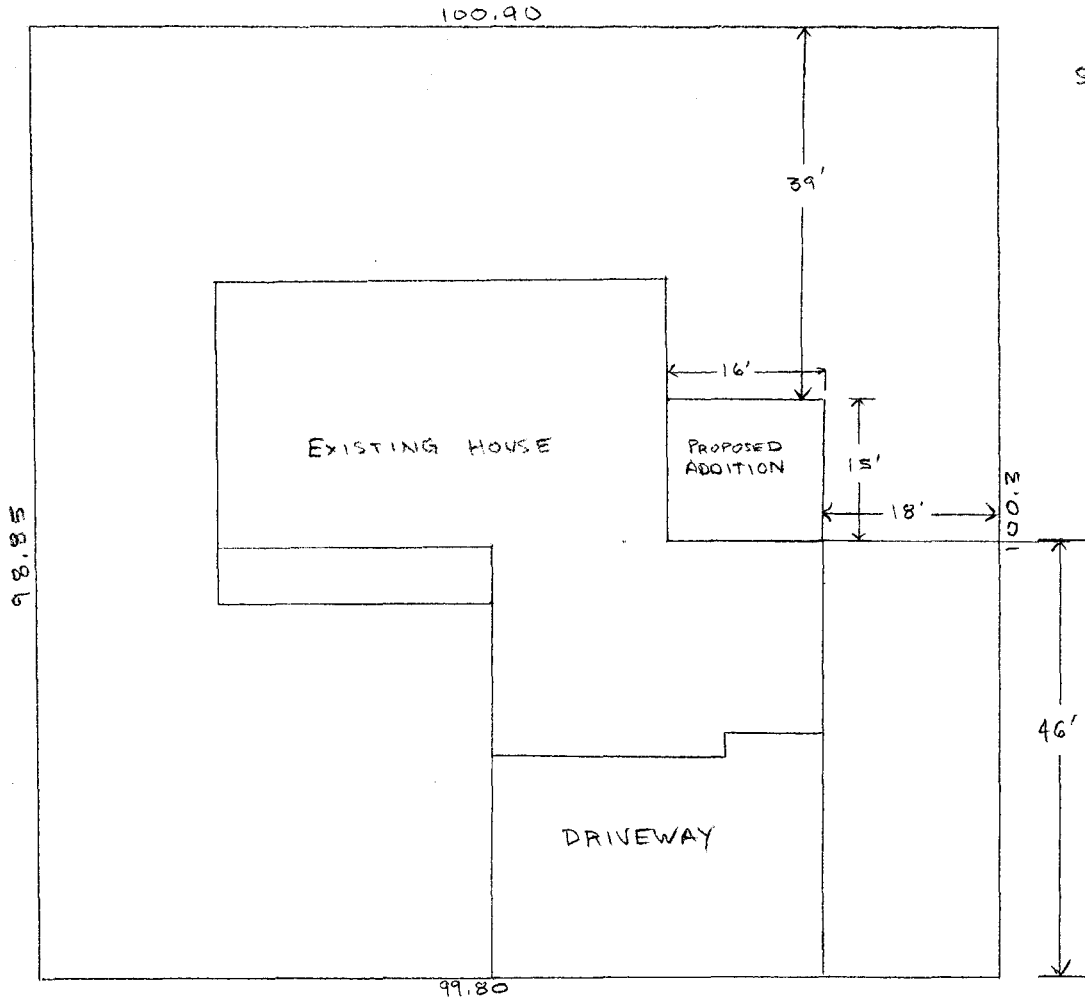
Utility Accounting <u>[Signature]</u>	Date <u>11-8-06</u>
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VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

KENNETH THOMAS  
2544 BRENNA WAY  
GRAND JCT, CO 81505



SCALE: 1" = 20'



BRENNA WAY

ACCEPTED *Mishi Aragon* PLOT PLAN 11/8/04  
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.