

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

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

## Community Development Department

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

80424-5388

Building Address 516 COMPTON STREET

No. of Existing Bldgs 2 No. Proposed 2

Parcel No. 2943-073-04-007

Sq. Ft. of Existing Bldgs 1032.75 Sq. Ft. Proposed 1032.75

Subdivision COMPTON

Sq. Ft. of Lot / Parcel 8100 sqft

Filing — Block — Lot 13

Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) 2239.75 EXT 2350.75 PROP

Height of Proposed Structure 63"

### OWNER INFORMATION:

Name SHAWN + DANA SCHMIDT

### DESCRIPTION OF WORK & INTENDED USE:

Address 516 COMPTON STREET

New Single Family Home (\*check type below)

City / State / Zip GRAND JUNCTION, CO 81501

Interior Remodel

Addition

Other (please specify): ADD PORCH

### APPLICANT INFORMATION:

Name DAVE NEAL

### \*TYPE OF HOME PROPOSED:

Address 2306 E 1/2 RD

Site Built

Manufactured Home (UBC)

City / State / Zip GRAND JUNCTION, CO 81503

Manufactured Home (HUD)

Other (please specify): \_\_\_\_\_

Telephone 970-201-8281

NOTES: \_\_\_\_\_

**PAID**

MAY 19 2006

CMC

**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' from property line (PL)

Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Side 5' from PL Rear 10' from PL

Parking Requirement \_\_\_\_\_

Maximum Height of Structure(s) 35'

Special Conditions porch can exceed 6'

Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_  
(Engineer's Initials)

but no closer than 3' to pl

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 D.W. Neal

Date 5/19/06

Department Approval [Signature]

Date 5-19-06

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. no charge use porch

Utility Accounting [Signature] Date 5/19/06

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)

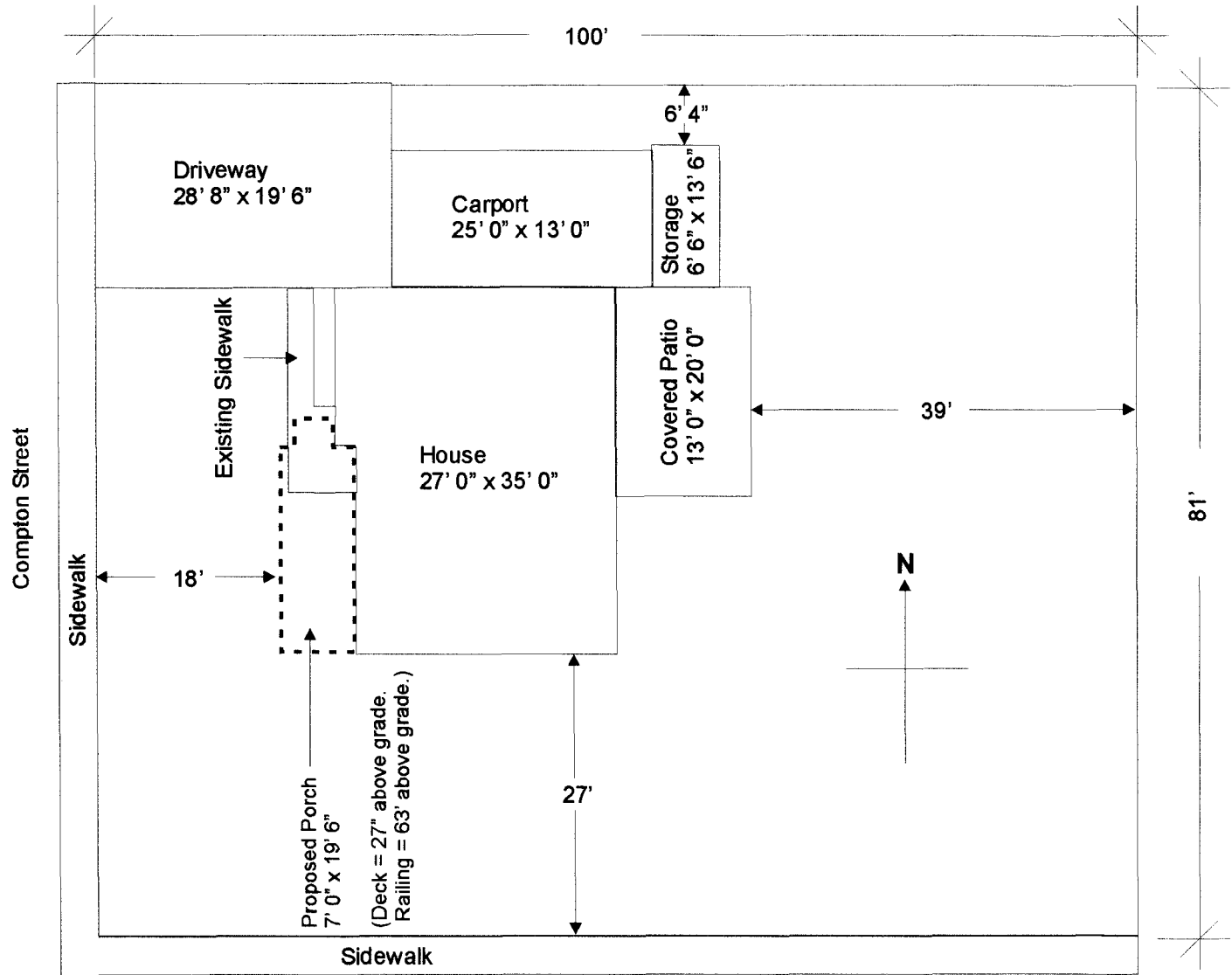
516 Compton Street  
Grand Junction, CO 81501

Parcel # 2943-073-04-007

Lot 13 - Compton Subdivision

Scale 1/16" = 1'

Drawn by: DWN  
5/19/2006



**D. W. Neal**  
Carpentry

Home Improvement, Repair & Remodeling

2306 E 1/2 Road Grand Junction, CO 81503  
Phone: 970-254-8218

Kennedy Avenue

ACCEPTED *AC* 5-19-06  
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.