

107868-8452

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

### PLANNING CLEARANCE

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

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

Building Address 2852 1/2 ELM. AV. No. of Existing Bldgs \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Parcel No. 2943-074-07-021 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 1386  
 Subdivision COTTONWOOD MEADOWS M.H.E. Sq. Ft. of Lot / Parcel 4500  
 Filing \_\_\_\_\_ Block 3 Lot 7 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

#### OWNER INFORMATION:

Name ROBERT A. GIBSON  
 Address 715 BRASSIE DR.  
 City / State / Zip GRAND JCT, COLO. 81506

#### DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

#### APPLICANT INFORMATION:

Name ROBERT A. GIBSON  
 Address 715 BRASSIE DR.  
 City / State / Zip GRAND JCT, COLO. 81506  
 Telephone 242-3971

#### \*TYPE OF HOME PROPOSED:

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

NOTES: MVG Double wide in / removing single wide

**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 PD Maximum coverage of lot by structures 70%  
 SETBACKS: Front 14' 20' Garage from property line (PL) Permanent Foundation Required: YES  NO   
 Side 5' from PL Rear 10' from PL Parking Requirement 2  
 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 [Signature] Date 10/17/06  
 Department Approval [Signature] Date 10/17/06

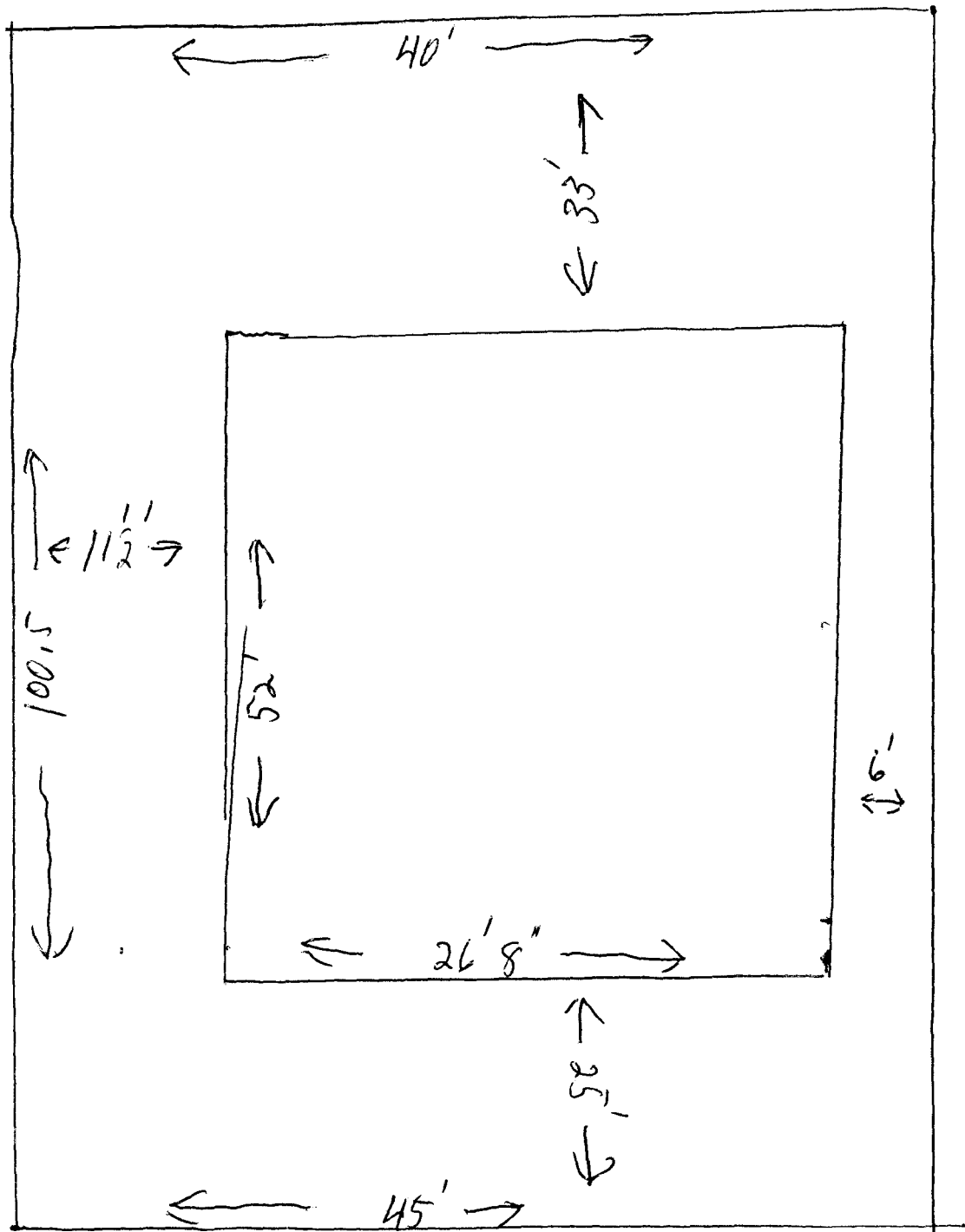
Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. No SWR change  
 Utility Accounting [Signature] Date 10-17-06

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)

NORTH

ROBERT GIBSON

ACCEPTED *Alisa Chagne* 10/17/00  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING OFFICE. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



2852 1/2 ELM AV.

SOUTH