

FEE \$	10.00
TCP \$	
SIF \$	

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

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

Building Address 2558 G 3/8 Road  
 Parcel No. 2701-344-03-013  
 Subdivision Wilson Ranch  
 Filing 1 Block 1 Lot 13

No. of Existing Bldgs 1 No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ 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 Tim Clark  
 Address 2558 G 3/8 Road  
 City / State / Zip GJ, CO, 81505

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): 12' x 41'

**APPLICANT INFORMATION:**

Name Tim Clark  
 Address (Same as Above)  
 City / State / Zip \_\_\_\_\_  
 Telephone 261-4681

**\*TYPE OF HOME PROPOSED:**

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

NOTES: ADDITION TO EAST SIDE OF HOUSE 12' X 41'

**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 PO Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side 10' from PL Rear 20' 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).

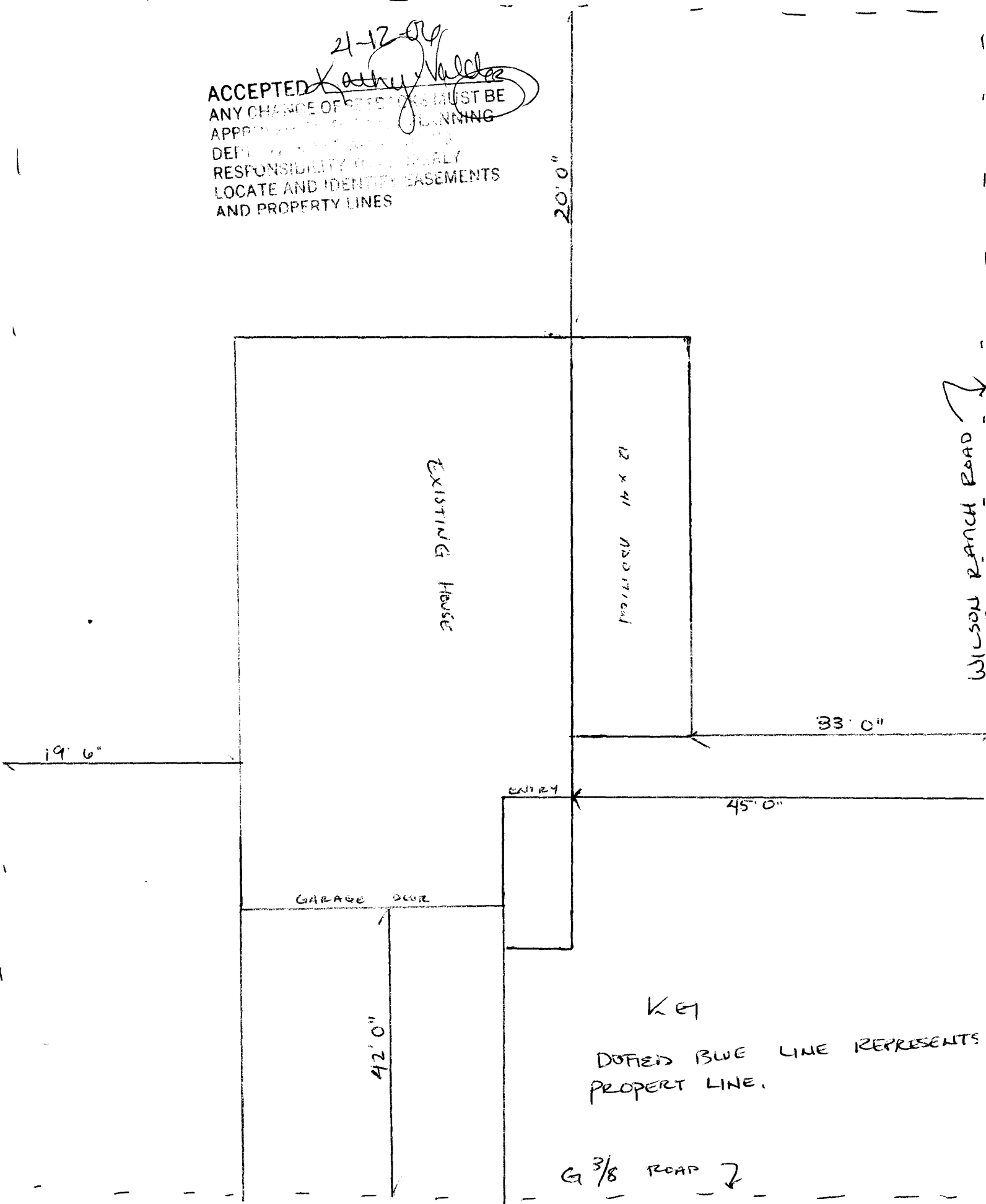
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Tim Clark Date Apr - 11 2006  
 Department Approval Kathy Valdez Date 4-12-06

Additional water and/or sewer tap fees) are required.	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>Benley</u>	Date <u>4/10/06</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)

2-12-09  
ACCEPTED *Kathy Valdez*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE PLANNING  
DEPT. THE OWNER HAS THE  
RESPONSIBILITY TO LEGALLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.



KEY  
DOTTED BLUE LINE REPRESENTS  
PROPERTY LINE.

3/8 ROAD ↓

WILSON RANCH ROAD ↓