

FEE \$ 10<sup>00</sup>  
 TCP \$ 0  
 SIF \$ 0

**PLANNING CLEARANCE**

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

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

101697-57725-

Building Address 699 Glen Caro.  
 Parcel No. 2945-022-05-009  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing Bldgs 2720 Sq. Ft. Proposed 81  
 Sq. Ft. of Lot / Parcel .69  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2801  
 Height of Proposed Structure 14'

**OWNER INFORMATION:**

Name Ken Stewart  
 Address 699 Glen Caro.  
 City / State / Zip Grand Junction

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): Covered Entry

**APPLICANT INFORMATION:**

Name Bryan Baldwin  
 Address 1900 Reeder Mesa Rd.  
 City / State / Zip Whitewater, CO 81527  
 Telephone 970-210-0617

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

**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 RSF-1 Maximum coverage of lot by structures 20%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 Side 15' from PL Rear 30' from PL Parking Requirement \_\_\_\_\_  
 Maximum Height of Structure(s) 35 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 Bryan D. Baldwin Date 9/20/06  
 Department Approval Judith A. Fox Date 9/20/06

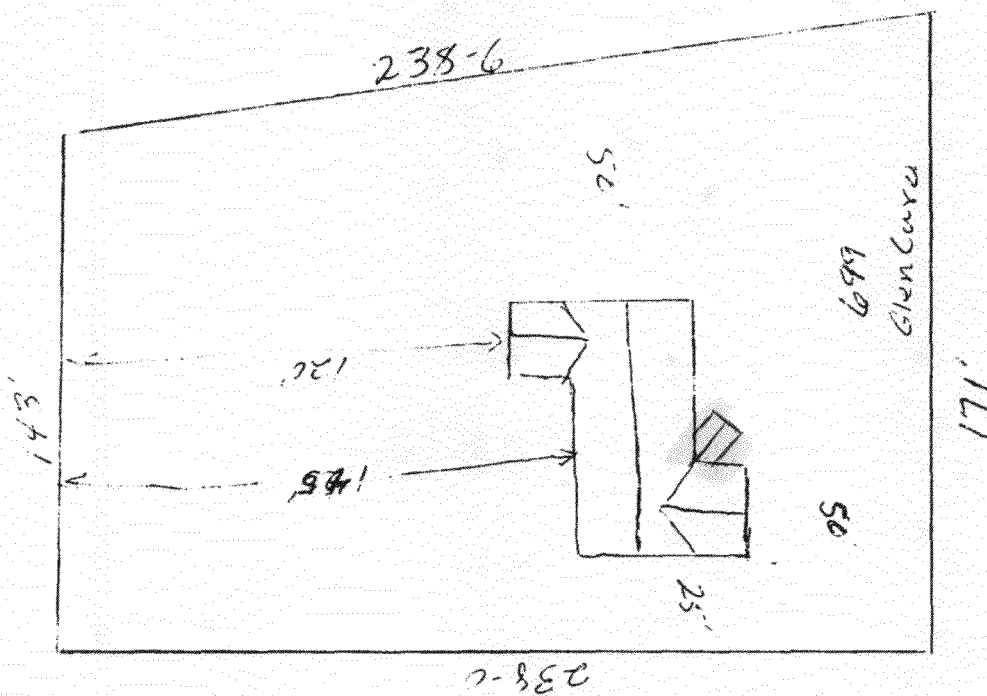
Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. NOSWR/NO WTR Change  
 Utility Accounting (initials) Date 9/20/06

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 ↑

ACCEPTED Judith A. Pica 9/20/06  
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.

G Rd



ACCEPTED Wishu Aragon 3/21/06  
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.

1" = 50'

Glen Cove