

FEE \$ 10.00
TCP \$ 1539.00
SIF \$ 460.00

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

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

Building Address 631 Imperial LN No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-D43-67-012 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1965  
 Subdivision Monarch Glen Sq. Ft. of Lot / Parcel 9436  
 Filing \_\_\_\_\_ Block 3 Lot 12 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Bennard & Judith Nailey  
 Address P.O. Box 40631  
 City / State / Zip Grand Junction, CO 81501

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

**APPLICANT INFORMATION:**

Name Bennard & Judith Nailey  
 Address P.O. Box 40631  
 City / State / Zip Grand Junction, CO 81501  
 Telephone (970) 260-3887

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

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

**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>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'/25'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7'/3'</u> from PL Rear <u>25'/5'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>"D"</u>	Driveway Location Approval <u>CC</u> (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).

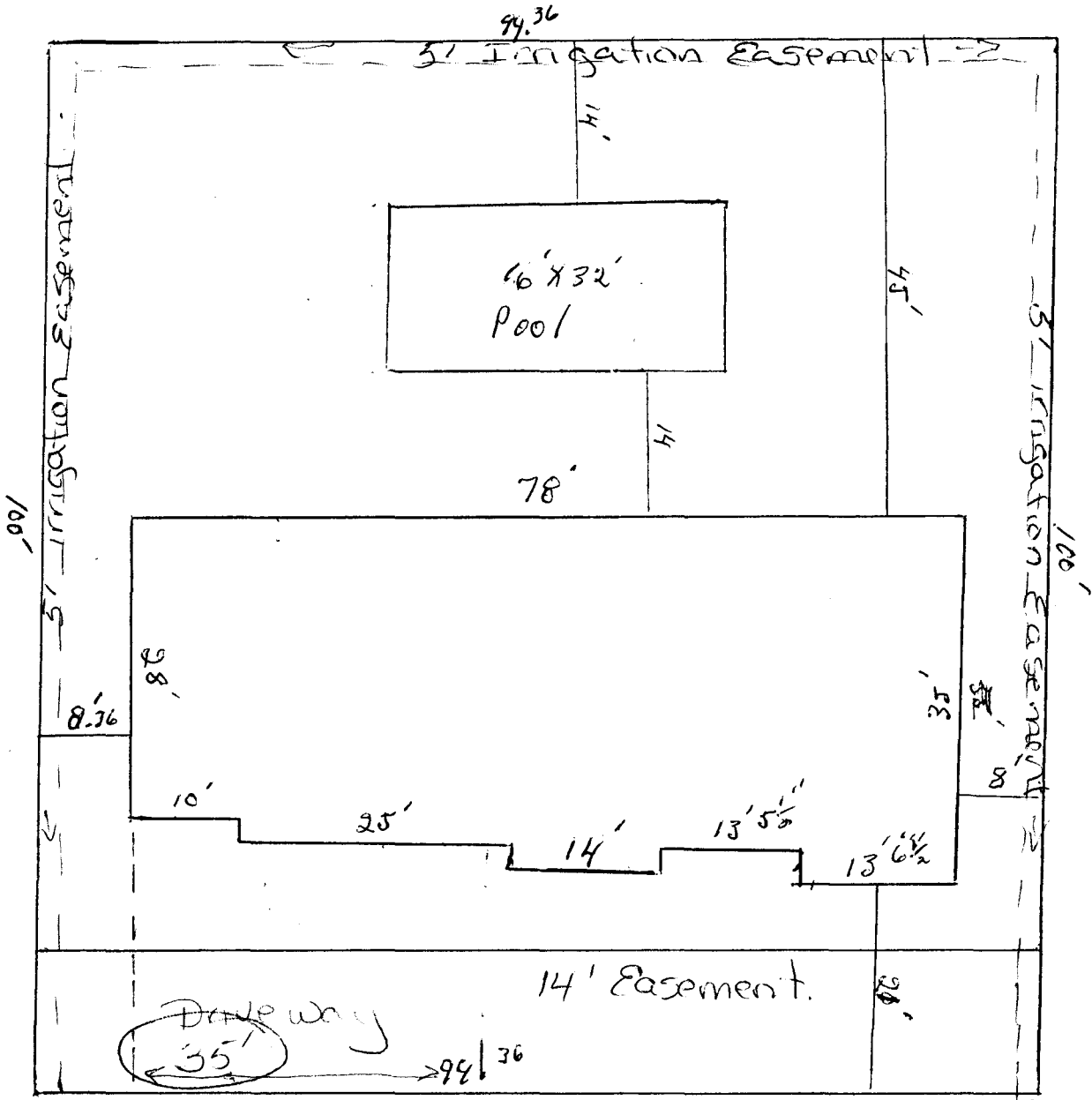
Applicant Signature [Signature] Date 7/25/06  
 Department Approval [Signature] Date 7/20/06

Additional water and/or sewer tap fee(s) are required.	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19332</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/26/06</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)

SCALE 1" = 16'

ACCEPTED *3/18* *7/26/06*  
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.



32' max Imperies Ln

drive ok as noted

7/26/06