

|        |       |
|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | 0     |
| SIF \$ | 0     |

# PLANNING CLEARANCE

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

|                 |
|-----------------|
| BLDG PERMIT NO. |
|-----------------|

Building Address 2520 SNOWMASS CT.  
 Parcel No. 2945-222-05-019  
 Subdivision HEATHERIDGE ESTATES  
 Filing N/A Block 2 Lot 19

No. of Existing Bldgs 1 No. Proposed 2  
 Sq. Ft. of Existing Bldgs 2875 Sq. Ft. Proposed 1300  
 Sq. Ft. of Lot / Parcel 19,985  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 4175  
 Height of Proposed Structure 11'-8"

**OWNER INFORMATION:**

Name ED CHAMBERLIN  
 Address 2520 SNOWMASS CT.  
 City / State / Zip GRAND JUNCTION, CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel
- Addition
- Other (please specify): ACCESSORY BUILDING 360 sq. ft. addition 940 sq. ft.

**APPLICANT INFORMATION:**

Name CHAMBERLIN ARCHITECTS (ERIC MENDELL)  
 Address 437 MAIN ST  
 City / State / Zip GRAND JUNCTION, CO 81501  
 Telephone 242-6804

**\*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.**

|   |   |
|---|---|
| <b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b> |   |
| 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 <u>X</u> NO _____      |
| 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 _____   | Driveway Location Approval _____<br>(Engineer's Initials) |

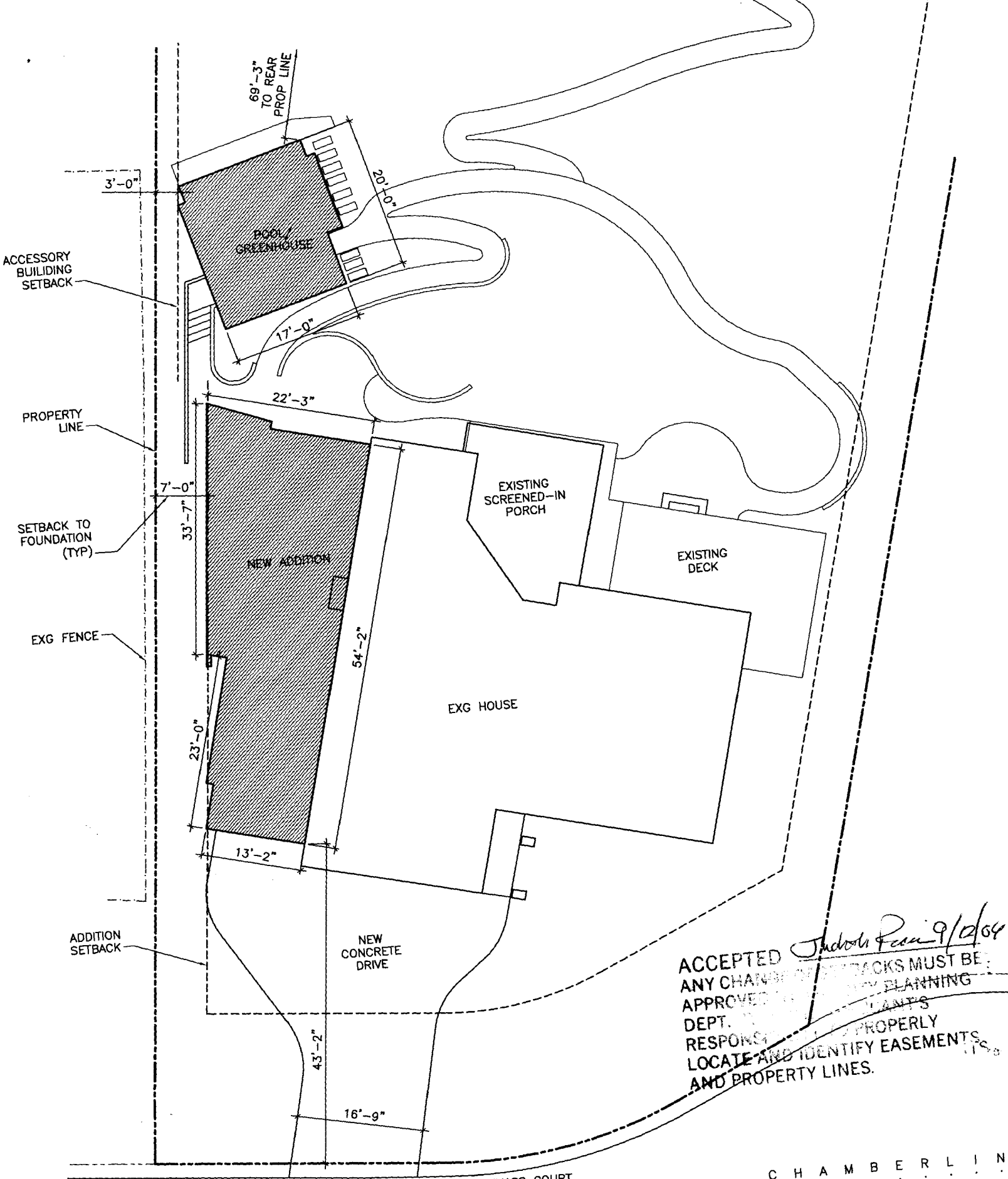
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Eric Mendell Date 9/12/06  
 Department Approval Judith A. Pica Date 9/12/06

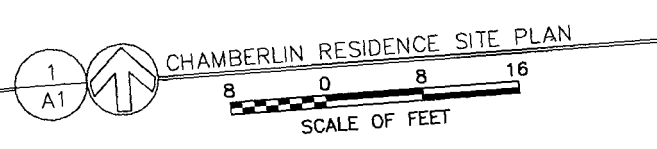
|   |                            |
|---|----------------------------|
| Additional water and/or sewer tap fee(s) are required: YES NO <input checked="" type="checkbox"/> | W/O No. <u>21942-13976</u> |
| Utility Accounting <u>Kate C. Berry</u>   | Date <u>9/12/06</u>        |

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)



ACCEPTED *Judith Pease 9/2/64*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY CITY PLANNING DEPT. THE PLANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

CHAMBERLIN ARCHITECTS  
 437 MAIN STREET  
 GRAND JUNCTION, CO 81501  
 TELEPHONE: 970.242.6804



# City of Grand Junction GIS Zoning Map ©



ACCEPTED *Timothy P. Pica* 9/12/06

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.

