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

BLDG PERMIT NO. 16951-10878

Building Address 838 26 1/2 RD
 Parcel No. 2701-264-20-002
 Subdivision PARADISE HILLS
 Filing _____ Block PAUL BOYD Lot 1

No. of Existing Bldgs 1 No. Proposed _____
 Sq. Ft. of Existing Bldgs 3680 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel ~~77,972~~ 55,757
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4220
 Height of Proposed Structure 10 FT

OWNER INFORMATION:
 Name GLENN McCLELLAND
 Address 838 26 1/2 RD
 City / State / Zip GJ CO 81504

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): DECK (ATTACHED) 900 Sq Ft

APPLICANT INFORMATION:
 Name SUN KING MGT CO.
 Address PO Box 3299
 City / State / Zip GJ CO 81502
 Telephone 245 - 9173

***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>R-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>-</u> NO _____
Side <u>1/3</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 _____ (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 6-29-07
 Department Approval [Signature] Date 7/3/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO Change SWR/ water</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/3/07</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)

Windy Spar

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



Mesa County GIS
 544 Rood Ave.
 Grand Junction, CO 81501

DISCLAIMER: The Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries, for planning and for modeling. GIS is not intended or does not replace legal description information in the chain of title and other information contained in official government records such as the County Clerk and Recorders office or the courts. In addition, the representations of locations in this GIS cannot be substituted for actual legal surveys.

LEGEND

Hospitals	Colorado National Monument
Police Stations	BLM Special Areas
Fire Stations	Black Ridge Canyons
Schools	COLORADO NATIONAL MONUMENT
State Highways	BLM
Roads	National Forest
Lakes	
Canals	