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PLANNING CLEARANCE

BLDG PERMIT NO.	
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(Single Family Residential and Accessory Structures)

Community Development Department

16959-10878
838 26 1/2 RD

Building Address 838 26 1/2 RD No. of Existing Bldgs 1 No. Proposed
 Parcel No. 2701-264-20-002 Sq. Ft. of Existing Bldgs 3680 Sq. Ft. Proposed
 Subdivision PARADISE HILLS PAUL B BOYO mini Sq. Ft. of Lot / Parcel 55,757

Filing Block Lot 1
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4220
 Height of Proposed Structure 21 FT

OWNER INFORMATION:

Name GLEN McCLELLAN
 Address 838 26 1/2 RD
 City / State / Zip CNJ CO 81504

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): EXT REMODEL

APPLICANT INFORMATION:

Name SUN KING MGT. CORP.
 Address PO BOX 3299
 City / State / Zip CNJ CO 81502
 Telephone 245-9173

***TYPE OF HOME PROPOSED:**

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

NOTES: STONE VANGER WAINSCOTE

ADDITION TO CONNECT HOUSE TO GARAGE FRONT ENTRY COVER

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</u> from property line (PL)	Permanent Foundation Required: YES <u> </u> NO <u> </u>
Side <u>7</u> from PL Rear <u>25</u> from PL	Parking Requirement <u> </u>
Maximum Height of Structure(s) <u>35</u>	Special Conditions <u> </u>
Voting District <u> </u> Driveway Location Approval <u> </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 7-25-07
 Department Approval Wendy Spurr Date 7/25/07

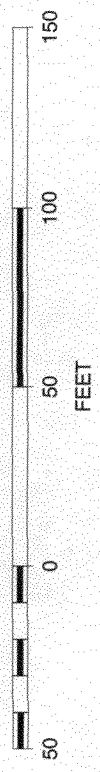
Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u> </u>
Utility Accounting <u>[Signature]</u>	Date <u>7/25/07</u>	<u>[Signature]</u>	

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 : 633



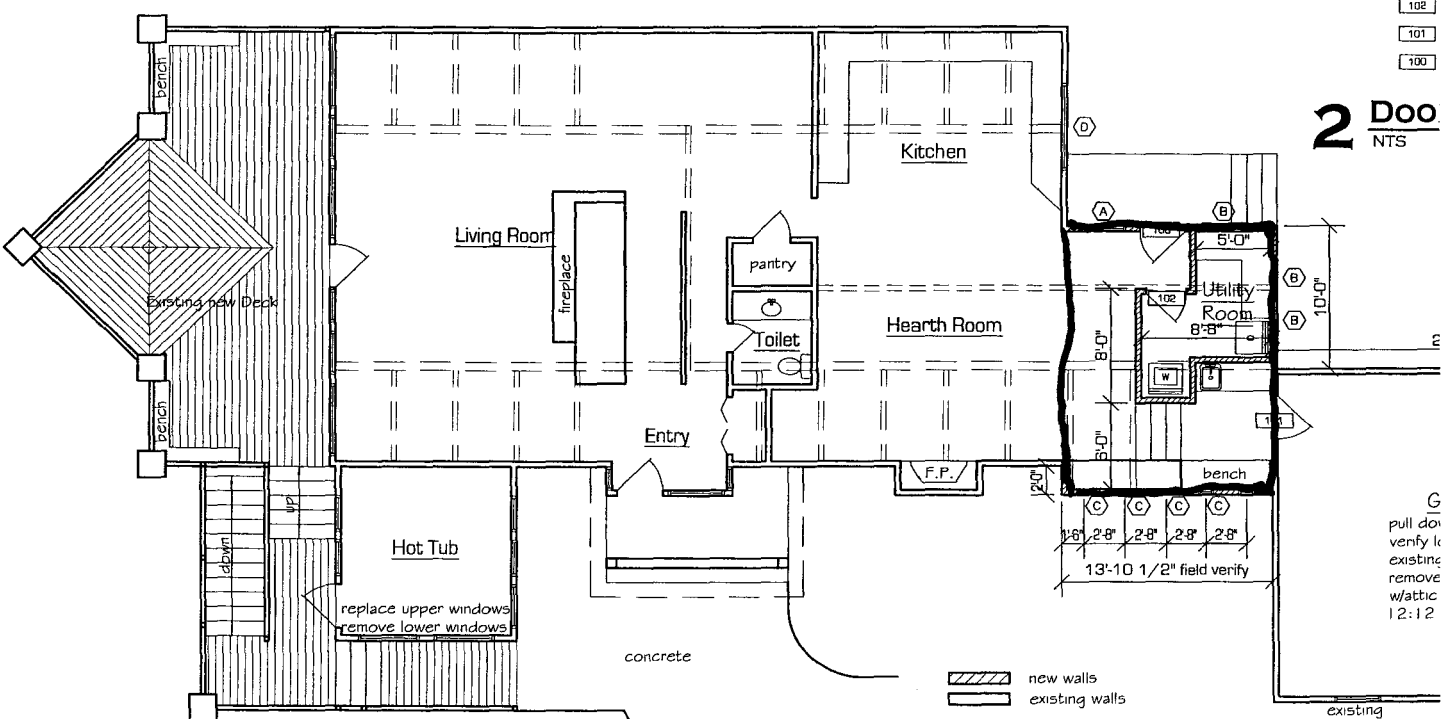
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3 WIND
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102
101
100

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pull do
verify k
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new walls
existing walls

1 LEVEL
1/8" = 1'-0"

APPROVED *Wendy Spurr*
 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