

FEE \$ 10.00
TCP \$ 1589.00
SIF \$ 460.00

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

## Community Development Department

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

Building Address ~~East of 258 1/4 27 1/2 Rd~~  
~~258 1/4 27 1/2 Rd~~

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2945-25102-023

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1716

Subdivision Cox Subdivision sec 25 1/2 1w

Sq. Ft. of Lot / Parcel 7920

Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

Height of Proposed Structure 26 FT ? HOUSE 4/12 TRUSSES

### OWNER INFORMATION:

Name John Love

### DESCRIPTION OF WORK & INTENDED USE:

Address 560 Beverly

New Single Family Home (\*check type below)

City / State / Zip GRAND JCT CO 81504

Interior Remodel

Addition

Other (please specify): \_\_\_\_\_

### APPLICANT INFORMATION:

Name SAME

### \*TYPE OF HOME PROPOSED:

Address \_\_\_\_\_

Site Built

Manufactured Home (UBC)

City / State / Zip \_\_\_\_\_

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

Telephone 970-623-9440

**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 R-8

Maximum coverage of lot by structures 70%

SETBACKS: Front 20' from property line (PL)

Permanent Foundation Required: YES  NO \_\_\_\_\_

Side 5' from PL Rear 10' from PL

Parking Requirement 2

Maximum Height of Structure(s) 70%

Special Conditions \_\_\_\_\_

Voting District \_\_\_\_\_ Driveway Location Approval DH  
 (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 \_\_\_\_\_ Date 5/25/07

Department Approval [Signature] Date 5/29/07

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 20320

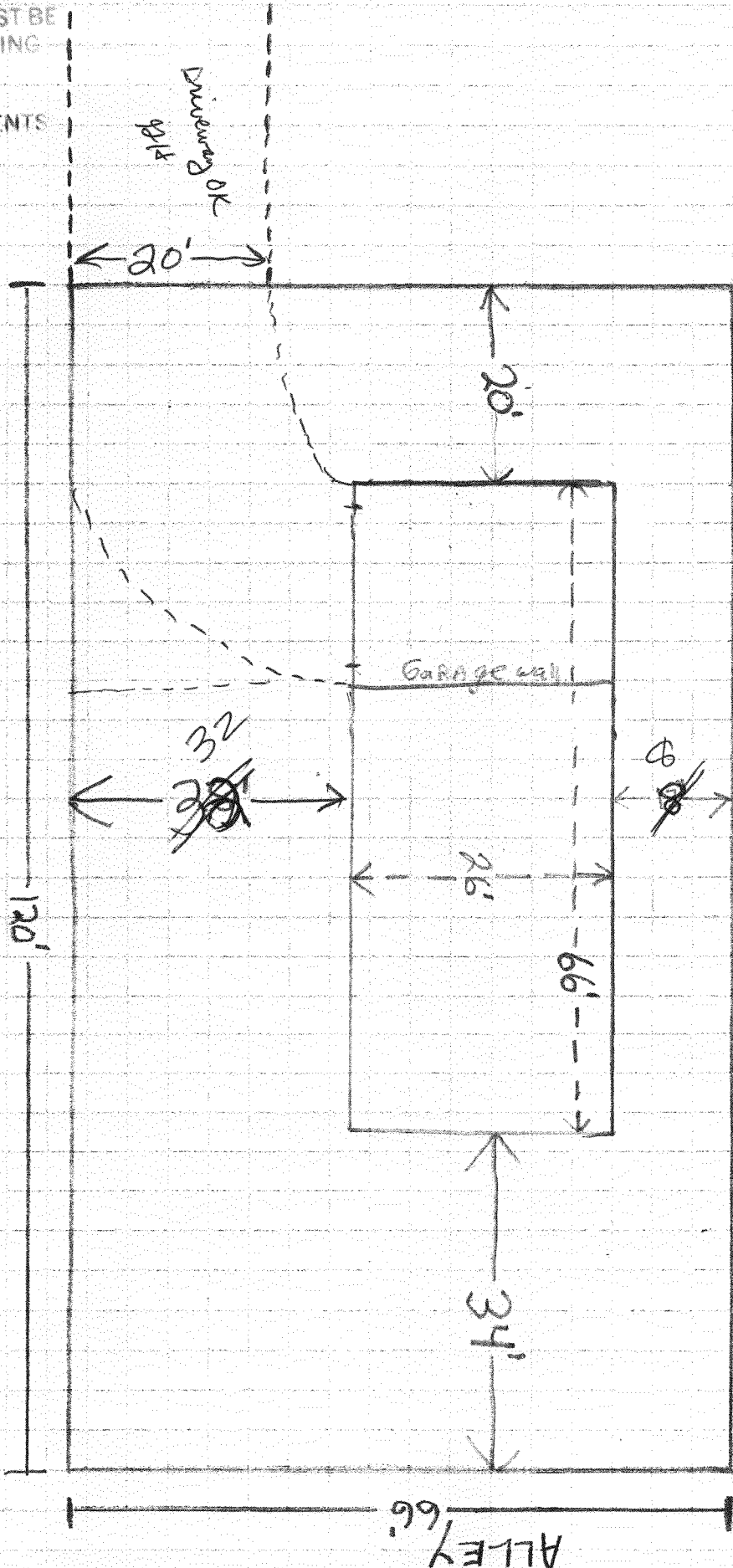
Utility Accounting [Signature] Date 6/1/07

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 Rose 8/10/07 revised

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 Box = 4'



ACCEPTED  
 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.

8/10/07  
 [Signature]