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

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

BLDG PERMIT NO. _____

Building Address 2140 APPLE CT.
Parcel No. 7945-014-15-029
Subdivision SPRING VALLEY
Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed _____
Sq. Ft. of Existing Bldgs 7368 Sq. Ft. Proposed 192
Sq. Ft. of Lot / Parcel 18,730.8 Sq. Ft. _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____
Height of Proposed Structure _____

OWNER INFORMATION:

Name Steve Ray
Address 2140 Apple Ct.
City / State / Zip G. J. CO 81506

APPLICANT INFORMATION:

Name SAME
Address _____
City / State / Zip _____
Telephone _____

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): STORAGE SHED
12x10 shed

***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 R11F-5 Maximum coverage of lot by structures 25%
SETBACKS: Front 20/25' from property line (PL) Permanent Foundation Required: YES NO
Side 5/15' from PL Rear 20/15' from PL Parking Requirement 8
Maximum Height of Structure(s) 25' 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 5/2/07
Department Approval [Signature] Date 5-2-07

| | | | |
|--|--------------------|--|---------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NQ <input checked="" type="checkbox"/> | W/O No. _____ |
| Utility Accounting <u>[Signature]</u> | Date <u>5/2/07</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)

City of Grand Junction GIS Zoning Map ©



ACCEPTED *Gayleen Anderson* 5-2-07

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.