

FEE \$ <u>10.00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. _____

Building Address 11860-7360
935 Bader Drive No. of Existing Bldgs 21 No. Proposed 1
 Parcel No. 2945-111-00-105 Sq. Ft. of Existing Bldgs 925 Sq. Ft. Proposed _____
 Subdivision _____ Sq. Ft. of Lot / Parcel 6,892 sq. ft.
 Filing _____ Block _____ Lot _____ Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Cathy Gardner
 Address 935 Bader Drive
 City / State / Zip Grand Junction, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Cathy Gardner
 Address 935 Bader Drive
 City / State / Zip Grand Junction, CO 81501
 Telephone (970) 243-0007

***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 RMF 8 Maximum coverage of lot by structures _____
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side 3' from PL Rear 5' from PL Parking Requirement 2
 Maximum Height of Structure(s) _____ 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 1/31/07
 Department Approval [Signature] Date 1/31/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>No Wtr / Sewer Charge.</u>
Utility Accounting	Date <u>1/31/07</u>		

City of Grand Junction GIS Zoning Map ©

Airport Zones

- Airport Road
- - Clear Zone
- Critical Zone
- Runway 22
- Runway 29
- Taxi Way

ZOOM IN FOR ZONING DISTRICT

Secondary Zoning

Streets

All Parcels

- Parcels
- Address Label

Palisade Grand Jct Buffer Zone

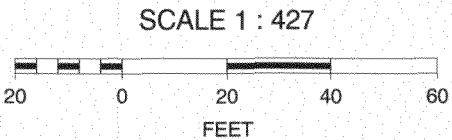
Fruita / Grand Junction Buffer

Urban Growth Boundary

Air Photos

- 2006 Photos

Highways



ACCEPTED *Misha Magan* 1/31/07

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.

