

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

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

BLDG PERMIT NO. _____

Building Address 2861 C Rd
 Parcel No. 2943-301-81-001
 Subdivision UNAWEEP HEIGHTS
 Filing 1 Block 1 Lot 1

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1907 Sq. Ft. Proposed 128
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 12 ft

OWNER INFORMATION:

Name Marc Geer
 Address 2861 C Rd
 City / State / Zip Grand Junction, CO 81503

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Storage shed

APPLICANT INFORMATION:

Name Marc Geer
 Address 2861 C Rd
 City / State / Zip Grand Junction, CO 81503
 Telephone 970-256-1601

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): ~~Storage shed~~

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>25</u> from property line (PL) | Permanent Foundation Required: YES _____ NO <u>X</u> | | |
| Side <u>3'</u> from PL Rear <u>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) | | |

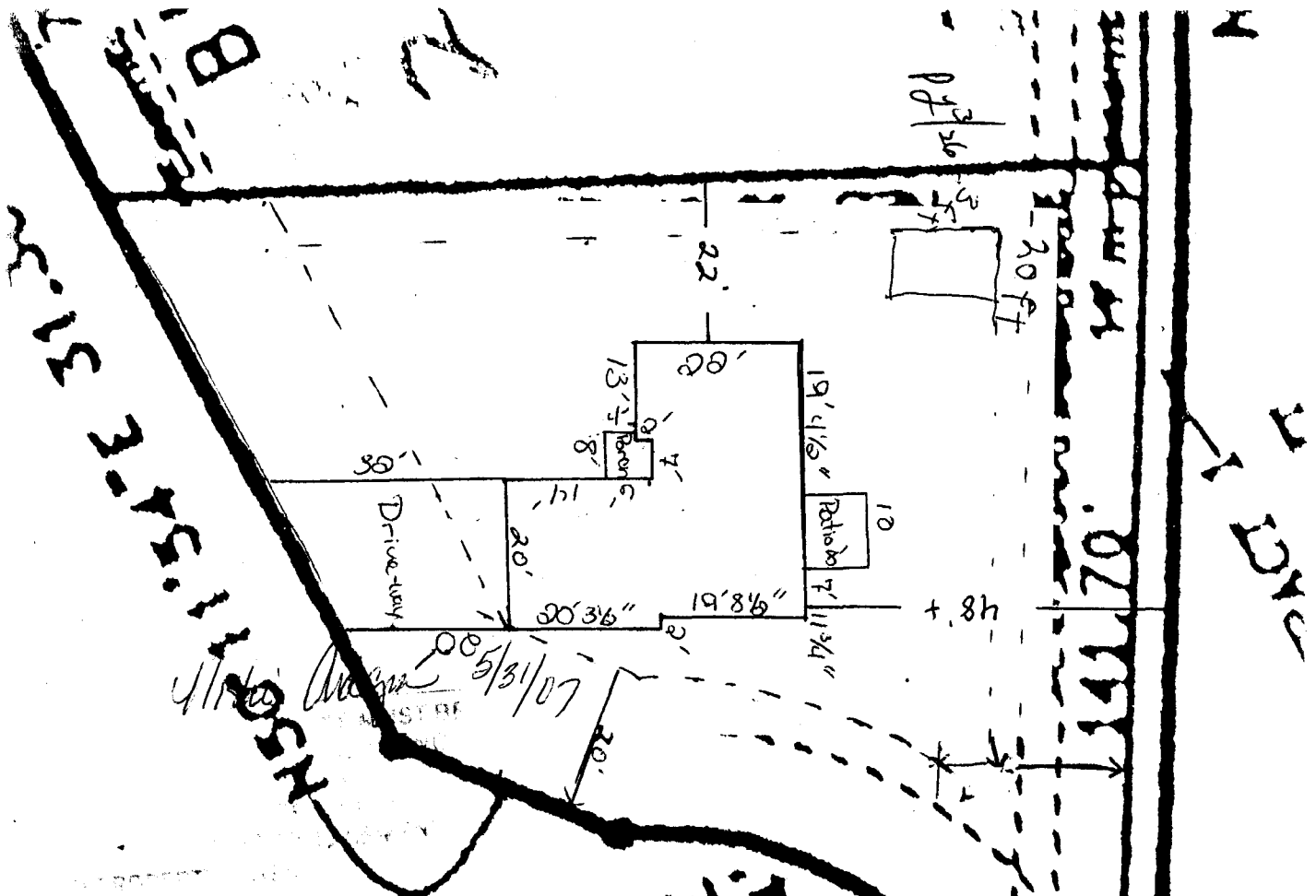
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Marc Geer Date 5-31-07
 Department Approval [Signature] Date 5-31-07

| | | | |
|--|---------------------|--|---------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. _____ |
| Utility Accounting <u>[Signature]</u> | Date <u>5/31/07</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)



4/18/07
5/31/07

ACCEPTED *4/18/07*
C. J. [unclear]
 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.

96037131
 96027851
 96037131
 96037131

4/1/04

2861 CR
 LOT 1, BLK 1, FILING 1
 UNAWEEP Heights
 Tax # 2943-39781-001

1114
 1113
 28030513
 28017180