

FEE \$ 10.00
TCP \$ 0
SIF \$ 0

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

BLDG PERMIT NO. _____

Building Address 519 Dove Ct No. of Existing Bldgs 1 No. Proposed _____
 Parcel No. 2945-083-22-006 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 96
 Subdivision South Rim Sq. Ft. of Lot / Parcel _____
 Filing 2 Block 3 Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 8'

OWNER INFORMATION:

Name Brad Briner
 Address 519 Dove Ct
 City / State / Zip Grand Junction 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 8x12 Shed Custom

APPLICANT INFORMATION:

Name Brad Briner
 Address 519 Dove Ct
 City / State / Zip Grand Junction
 Telephone 242-6371

***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 PD Maximum coverage of lot by structures _____
 SETBACKS: Front 20'/25' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side 10'/3' from PL Rear 20'/5' from PL Parking Requirement _____
 Maximum Height of Structure(s) 8' 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 2/9/07
 Department Approval Rayleen Henderson Date 2/9/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Kate Carberry</u>		Date <u>2/9/07</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)

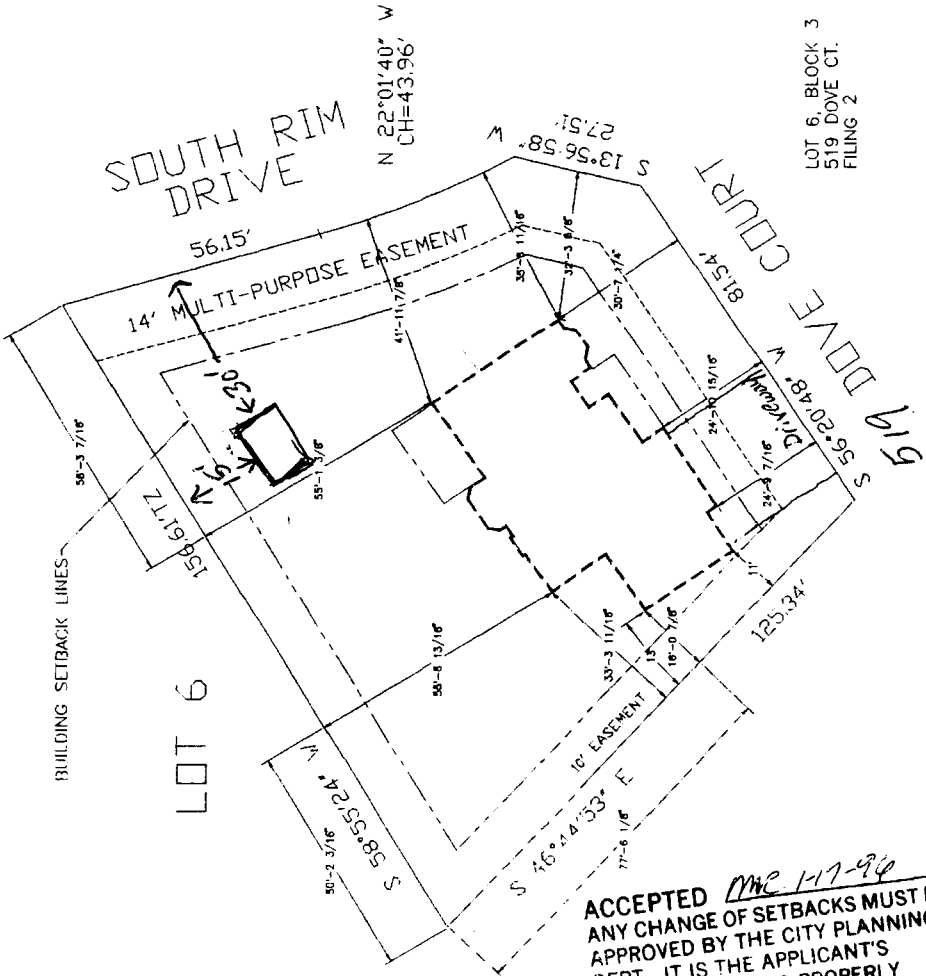
7/25/96

Auto DRAFT
 PREPARED BY: [Redacted]
 DRAWN: [Redacted]
 CHECKED: [Redacted]
 GRAND JUNCTION, CO (970) 532-3128



KISSNER - WILSON & ASSOCIATES

PROJECT NO.: [Redacted]
 SHEET NO.: [Redacted]
 DATE: [Redacted]
 SCALE: 1" = 10'
 3 OF 3



PLOT PLAN
 SCALE: 1" = 10' (EXCEPT WHERE NOTED)

ACCEPTED *MC 1-17-96*
 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.

DRIVEWAY Location OK
J. Kluba
1-17-96

2-9-07
 APPROVED
 CITY PLANNING DEPARTMENT
 SETBACKS MUST BE PROPERLY IDENTIFIED