

FEE \$	10.00
TCP \$	/
SIF \$	/

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

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

Building Address 2880 F<sup>1</sup>/<sub>2</sub> Road  
 Parcel No. 2943 - 064-05-0009  
 Subdivision DARLA JEAN  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 2 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 1400 Sq. Ft. Proposed 192  
 Sq. Ft. of Lot / Parcel 1/25 Ac  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure ~ 8'

**OWNER INFORMATION:**

Name JACKLYN YOUNG  
 Address 633 ~~288~~ LIVVY CT  
 City / State / Zip CLIFTON CO 81520

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): shed 12x16

**APPLICANT INFORMATION:**

Name SAME  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 244 - 8783

\*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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>5-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: <u>accessory</u> Front <u>25</u> from property line (PL)	Permanent Foundation Required: YES <u>NO</u>
Side <u>3</u> from PL Rear <u>5</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

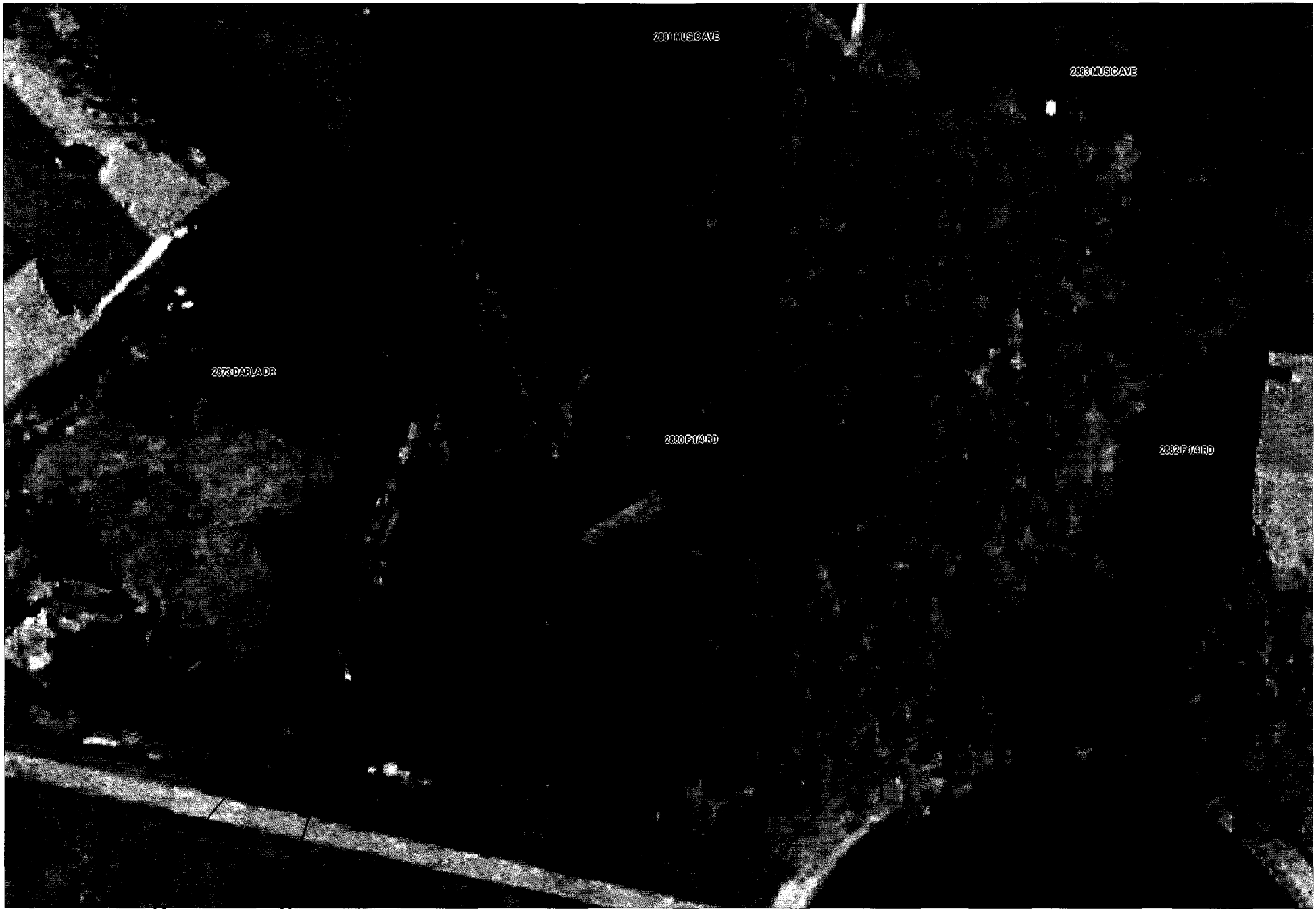
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Jacklyn Young Date 11/20/07  
 Department Approval Sudorh A. Fiedl Date 11/20/07

Additional water and/or sewer tap fees are required:	YES	NO <u>NO</u>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date _____		

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)



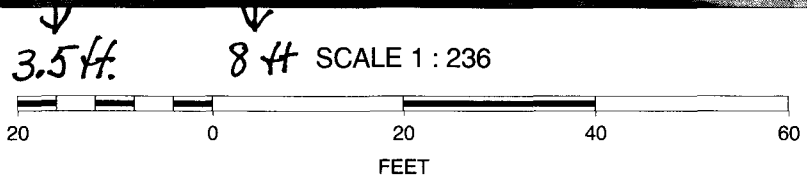
2801 MUSIC AVE

2833 MUSIC AVE

2873 DARLADR

2880 F 1/4 RD

2882 F 1/4 RD



2880 F 1/4 Rd.  
SHED

ACCEPTED *Judith Rose*  
 TRACKS MUST BE  
 EASEMENTS  
 DATE AND IDENT  
 Tuesday, November 13, 2007 11:39 AM