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

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

*d*

Building Address 657 GRAND VIEW DR No. of Existing Bldgs 1 No. Proposed \_\_\_\_\_  
 Parcel No. 9943-062-33-003 Sq. Ft. of Existing Bldgs 2528 Sq. Ft. Proposed 140  
 Subdivision GRAND VIEW Sq. Ft. of Lot / Parcel 10193  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 4625 4768  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name LEO & KAREN SUTTON  
 Address 657 GRAND VIEW DR  
 City / State / Zip GRAND JCT. CO 81506

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

**APPLICANT INFORMATION:**

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone \_\_\_\_\_

\*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 R-5 Maximum coverage of lot by structures 60%  
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side 5/3 from PL Rear 25/5 from PL Parking Requirement \_\_\_\_\_  
 Maximum Height of Structure(s) 35 Special Conditions \_\_\_\_\_  
 Voting District D Driveway \_\_\_\_\_  
 Location Approval \_\_\_\_\_  
 (Engineer's Initials)

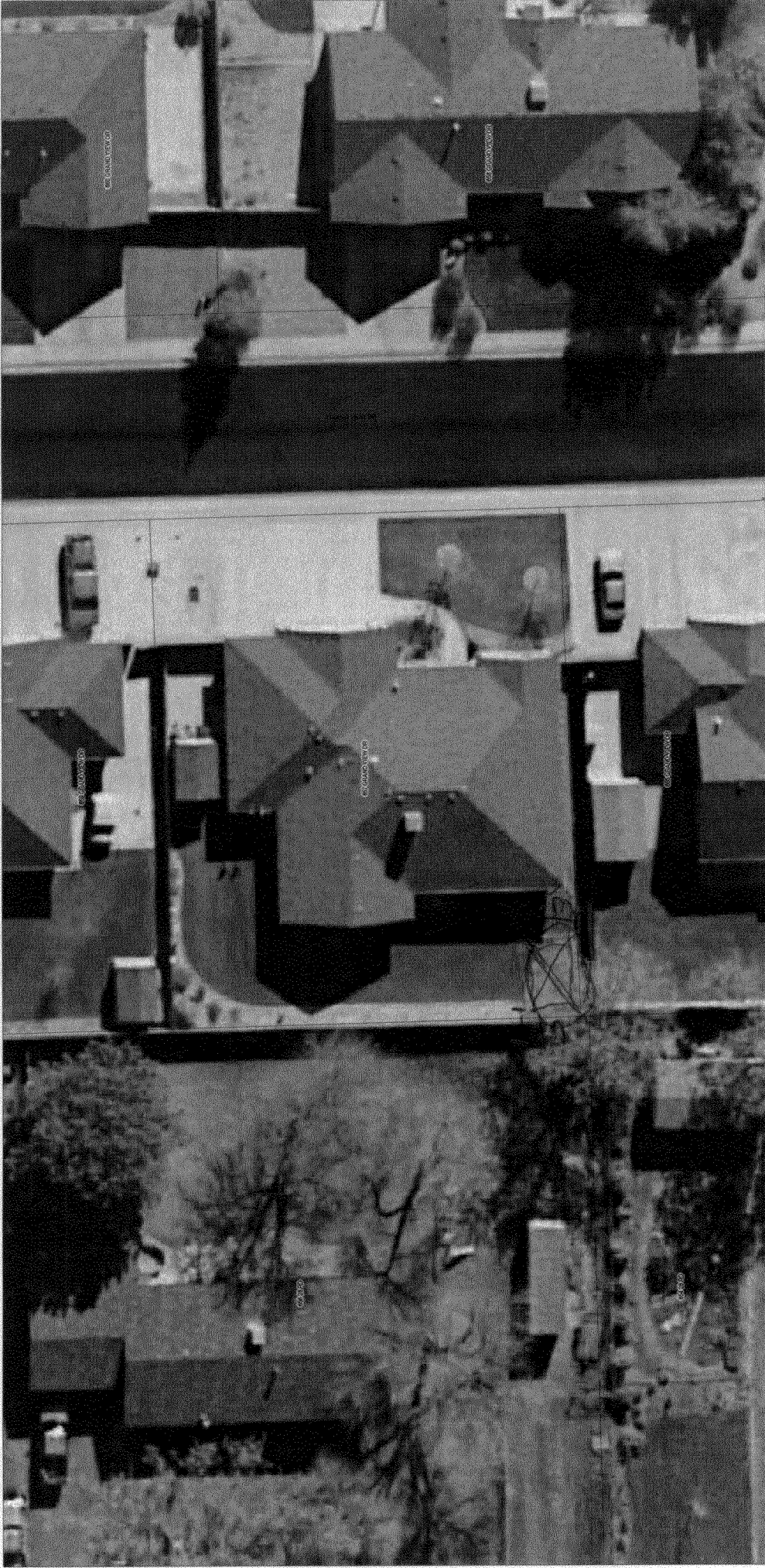
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Leo Sutton Date 10/31/07  
 Department Approval Paul Hornbeck Date 10/31/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Cueholt</u>	Date <u>10/31/07</u>		

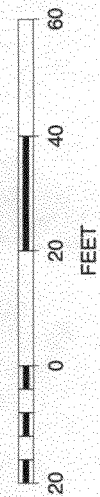
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



*Paul J. [Signature]*

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENT  
AND PROPERTY LINES.

SCALE 1 : 391



FEET