

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

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

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

81062-39065

Building Address 651 Larkspur Ln

Parcel No. 2945-022-11-004

Subdivision Northfield Estates

Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 1 No. Proposed 1

Sq. Ft. of Existing Bldgs 3300 Sq. Ft. Proposed 100

Sq. Ft. of Lot / Parcel \_\_\_\_\_

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

Height of Proposed Structure 10ft.

**OWNER INFORMATION:**

Name Joel Schaefer

Address 651 Larkspur Ln

City / State / Zip Grand Junction, CO

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)

Interior Remodel  Addition

Other (please specify): storage shed.

**APPLICANT INFORMATION:**

Name Joel Schaefer

Address 651 Larkspur Ln

City / State / Zip GJ, CO 81506

Telephone 970.263.4927

**\*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-2 Maximum coverage of lot by structures 30%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO

Side 15' from PL Rear 30' from PL Parking Requirement \_\_\_\_\_

Maximum Height of Structure(s) 35' 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 8/22/07

Department Approval JAR [Signature] Date 8/31/07

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. Shed only

Utility Accounting [Signature] Date 8/31/07

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)

651 Larkspur Lane

Edmond Mah

260-9317

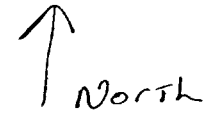
2945-022-11-004

RED HART CONSTRUCTION, INC.

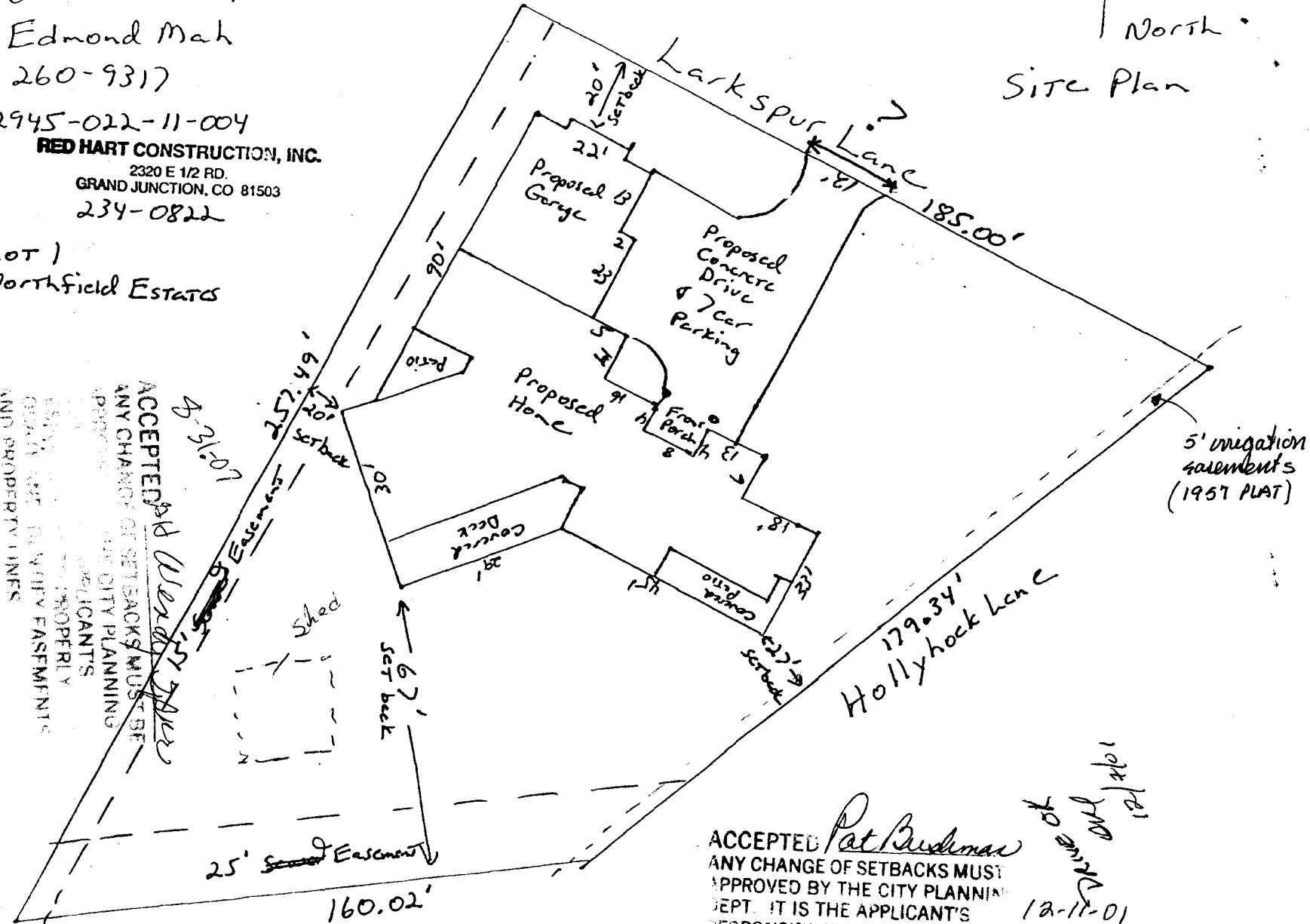
2320 E 1/2 RD.  
GRAND JUNCTION, CO 81503

234-0822

LOT 1  
Northfield Estates



Site Plan



ACCEPTED *Wendy Jones*  
 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.

5' irrigation easement (1957 PLAT)

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

*192 feet*  
*100 feet*  
*100 feet*  
 12-11-01

Canal