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

BLDG PERMIT NO. _____

109462-22955

Building Address 6516 Larkspur Ln No. of Existing Bldgs 1 No. Proposed 2
 Parcel No. 2945-022-10-009 Sq. Ft. of Existing Bldgs 3400 Sq. Ft. Proposed 160 EA.
 Subdivision _____ Sq. Ft. of Lot / Parcel .885 AC
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3400
 Height of Proposed Structure 8'

OWNER INFORMATION:
 Name Richard Gideon
 Address 6516 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): 2 storage sheds (mobile)

APPLICANT INFORMATION:
 Name Renee Gideon
 Address Same
 City / State / Zip _____
 Telephone 970-201-8928

***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 _____
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES^X NO _____
 Side 15 from PL Rear 30 from PL Parking Requirement 2
 Maximum Height of Structure(s) _____ Special Conditions _____
 Voting District B 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).

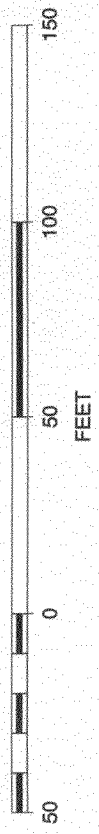
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Renee Gideon Date _____
 Department Approval Paul Hubert Date 9/13/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O NO
Utility Accounting <u>Other/over</u>	Date <u>9-13-07</u>		<u>Sheds/price</u>



SCALE 1:577



Shed dem: 14x10

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