

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

107700-61622

BLDG PERMIT NO.

PH

Building Address 2977 Lake St.

No. of Existing Bldgs 1 No. Proposed 1

Parcel No. 2943-174-26-008

Sq. Ft. of Existing Bldgs 1754 Sq. Ft. Proposed 336

Subdivision Westland Estates

Sq. Ft. of Lot / Parcel 10,019 sq. ft.

Filing _____ Block 1 Lot 8

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2090

OWNER INFORMATION:

Height of Proposed Structure 10'-3"

Name Mike & Ilene Reby

DESCRIPTION OF WORK & INTENDED USE:

Address 2977 Lake St.

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): 14x24 Storage building

City / State / Zip Grand Jct, CO 81504

APPLICANT INFORMATION:

***TYPE OF HOME PROPOSED:**

Name Mor Storage Sales

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

Address 3010 I-70 Business Loop

City / State / Zip Grand Jct, CO 81504 NOTES: 14x24 Portable storage

Telephone 254-0460 building

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-4

Maximum coverage of lot by structures 50%

SETBACKS: Front 20'25" from property line (PL)

Permanent Foundation Required: YES NO

Side 7'3" from PL Rear 25'5" from PL

Parking Requirement 2

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 Jamesa Spick Date 8-24-07

Department Approval Dayleen Henderson Date 8-24-07

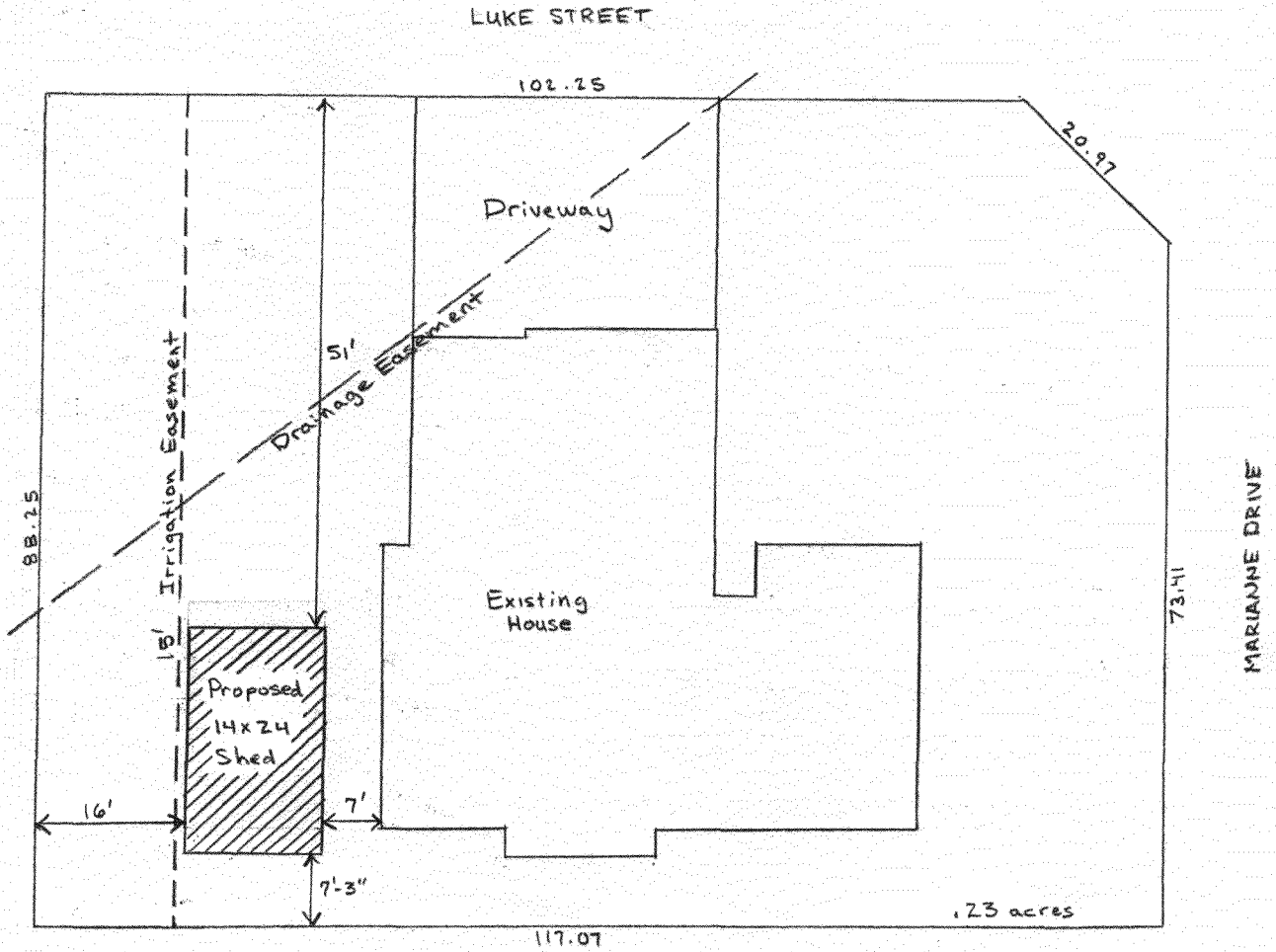
Additional water and/or sewer tap fees) are required: YES NO W/O No. Storage Bld

Utility Accounting Colt House Date 8/24/07

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)

MIKE ROBY
2977 LUKE STREET
GRAND JUNCTION, CO 81504

LOT 8, BLOCK 1
WESTLAND ESTATES SUBDIVISION



8-24-07
Gayleen Henderson
ACCEPTED
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.

PLOT PLAN

Scale: 1" = 20'