

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

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

BLDG PERMIT NO. _____

Building Address 2962 1/2 N. Ronlin Ave
 Parcel No. 2943-081-41-019
 Subdivision Cody Subdivision
 Filing 4 Block 3 Lot 1

No. of Existing Bldgs _____ No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 200 sq ft.
 Sq. Ft. of Lot / Parcel 46,565 sq ft.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure 12'-15'

OWNER INFORMATION:

Name Jun C. Strothman
 Address 2962 1/2 N. Ronlin Ave
 City / State / Zip 89, CO 81504

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): 10' x 20' shed

APPLICANT INFORMATION:

Name Michael T. Clegg
 Address 2962 1/2 N. Ronlin Ave.
 City / State / Zip 89, CO 81504
 Telephone 208-5959
fax 249-7118

***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 <u>PD</u>	Maximum coverage of lot by structures _____		
SETBACKS: Front <u>double frontage F Rd + N. Ronlin</u> _____ from property line (PL)	Permanent Foundation Required: YES _____ NO _____		
Side _____ from PL Rear _____ from PL	Parking Requirement _____		
Maximum Height of Structure(s) _____	Special Conditions <u>grandfathered (per</u> <u>Code Enforcement)</u>		
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).

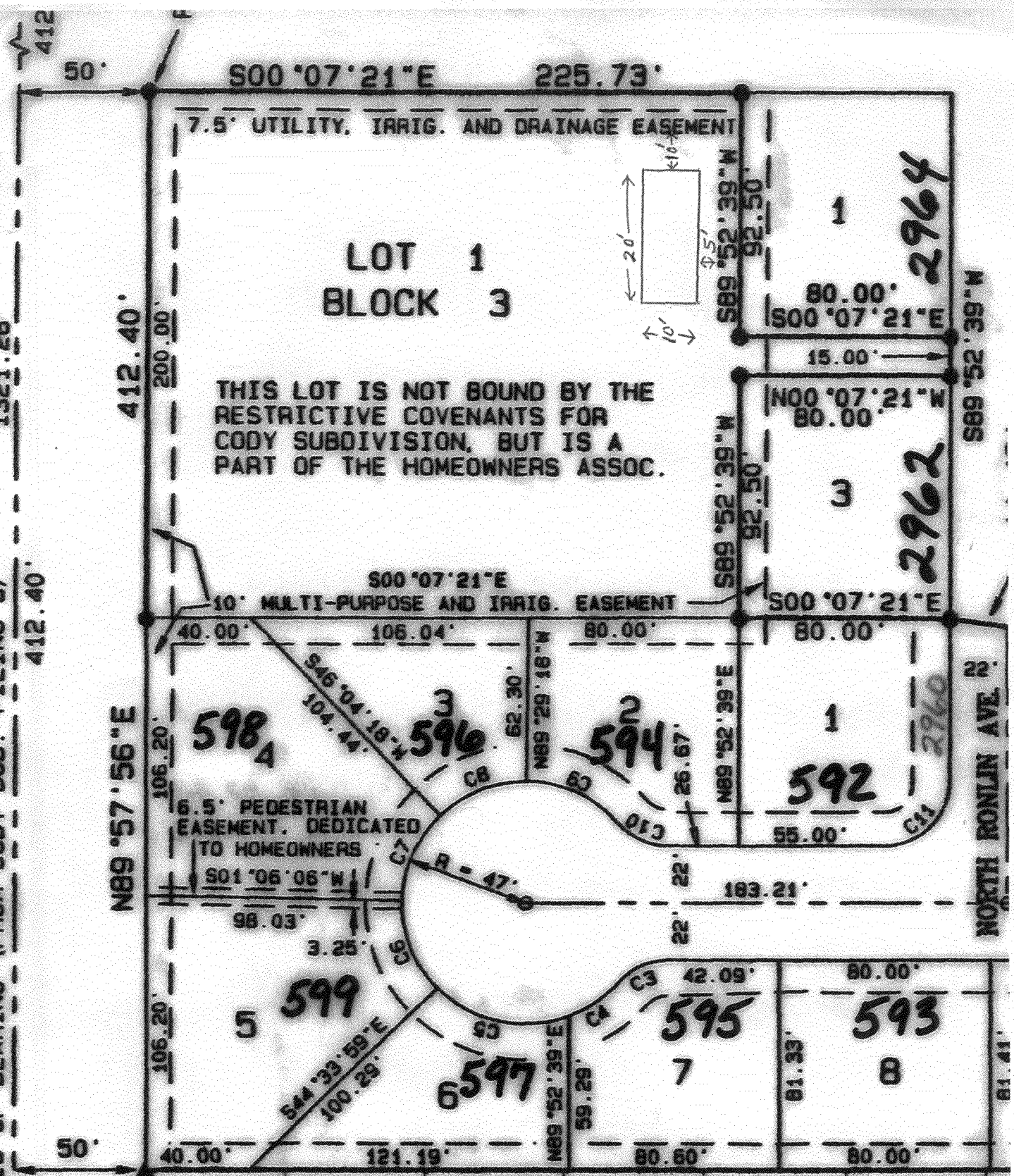
Applicant Signature Michael Clegg Date 2-2-07
 Department Approval Gaylen Henderson Date 2-2-07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Kate Anderson</u>	Date <u>2/2/07</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)

F ROAD (100' R.O.W.)

BASIS OF BEARING (FROM CODY SUB. FILING 3)



LOT 1
BLOCK 3

THIS LOT IS NOT BOUND BY THE RESTRICTIVE COVENANTS FOR CODY SUBDIVISION, BUT IS A PART OF THE HOMEOWNERS ASSOC.

2-2-07 *Gayle 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.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That the undersigned, John Davis, is the owner of that real property in the City of Grand Junction, Mesa County, Colorado as described in