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

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

95291-19369

Building Address 2962 1/2 N. Ronlin Ave. No. of Existing Bldgs 1 No. Proposed 1  
 Parcel No. 2943 081-4-019 Sq. Ft. of Existing Bldgs 2900 Sq. Ft. Proposed 1440  
 Subdivision Cody Sq. Ft. of Lot / Parcel 1.069 ac.  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

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

**DESCRIPTION OF WORK & INTENDED USE:**  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition 24' x 60'  
 Other (please specify): garage 1440 sq ft  
75% of 2900 = 2,175

**APPLICANT INFORMATION:**

Name Same  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 970-208-6767

**\*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 PD Maximum coverage of lot by structures per plan  
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 Side 5 from PL Rear 40 from PL along Rd 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 Jun Strothman Date July 19 2007  
 Department Approval US Joshua A. Poon Date 7/20/07

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. <u>Garage</u>
Utility Accounting	<u>Water &amp; Sewer</u>		Date <u>7/20/07</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)

# City of Grand Junction GIS Zoning Map ©



ebb 011

ACCEPTED <sup>N</sup> WS Judoeh P SCALE 1:670 2962 1/2 N. Rainin Revised Jackson City 7/26/07  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES  
 Friday, July 20, 2007 12:58 PM

House: approx ~~50 x 31 = 1,550~~ floor area = 2,900  
 New Casare: 24 x 60 = 1,440 #  
 95% of 1550 = 1,472 #  
 24 x 50 = 1,200  
 24 x 40 = 960

2962 1/2 N. Rainin

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 http://gis-web-fs.ci.grandjct.co.us/maps6/Zoning\_Map1.mwf

