

FEE \$ 10.00  
 TCP \$       
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# PLANNING CLEARANCE

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

(Single Family Residential and Accessory Structures)

**Community Development Department**

108173-11132

Building Address 775 S. Sedona Ct  
 Parcel No. 2701-351-53-010  
 Subdivision Sedona  
 Filing 2 Block \_\_\_\_\_ Lot 10

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 2877 Sq. Ft. Proposed 680  
 Sq. Ft. of Lot / Parcel ,884 ac  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 5500 sq ft  
 Height of Proposed Structure 11'

**OWNER INFORMATION:**

Name Jim Brunswick  
 Address 775 S. Sedona Ct  
 City / State / Zip Grand Jet Co. 81506

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Same  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 640-4322

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: Room (great Room)

**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 X NO \_\_\_\_\_  
 Side 5 from PL Rear 20 from PL Parking Requirement n.a.  
 Maximum Height of Structure(s) per plan Special Conditions ACC approval req.  
 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 Jim Brunswick Date 2-2-07  
 Department Approval Judith A. Poiz Date 2/2/2007

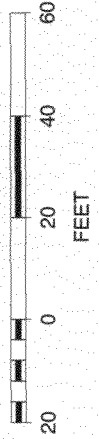
Additional water and/or sewer tap fee(s) are required: YES NO  W/O No NO wtr / SWR Charge  
 Utility Accounting      Date 2/2/07

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)

# City of Grand Junction GIS Zoning Map ©



SCALE 1 : 446



ACCEPTED *John Doe* 2/2/07  
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.

