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

BLDG PERMIT NO. _____

57280-12364

Building Address 314 SHEEMAN DR.
 Parcel No. 2945-252-17-020
 Subdivision ARTISEN HEIGHTS
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 3 No. Proposed 3
 Sq. Ft. of Existing Bldgs 1056 Sq. Ft. Proposed 529
 Sq. Ft. of Lot / Parcel 241 ACRES
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1585
 Height of Proposed Structure < 35'

OWNER INFORMATION:

Name John Leinberger / Danelene
 Address 314 Sheeman Drive
 City / State / Zip Grand Jct. CO. 81503

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name SAME AS ABOVE
 Address _____
 City / State / Zip _____
 Telephone 970-241-6939

***TYPE OF HOME PROPOSED:**
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): addition

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-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES NO _____
 Side 5 from PL Rear 10 from PL 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).

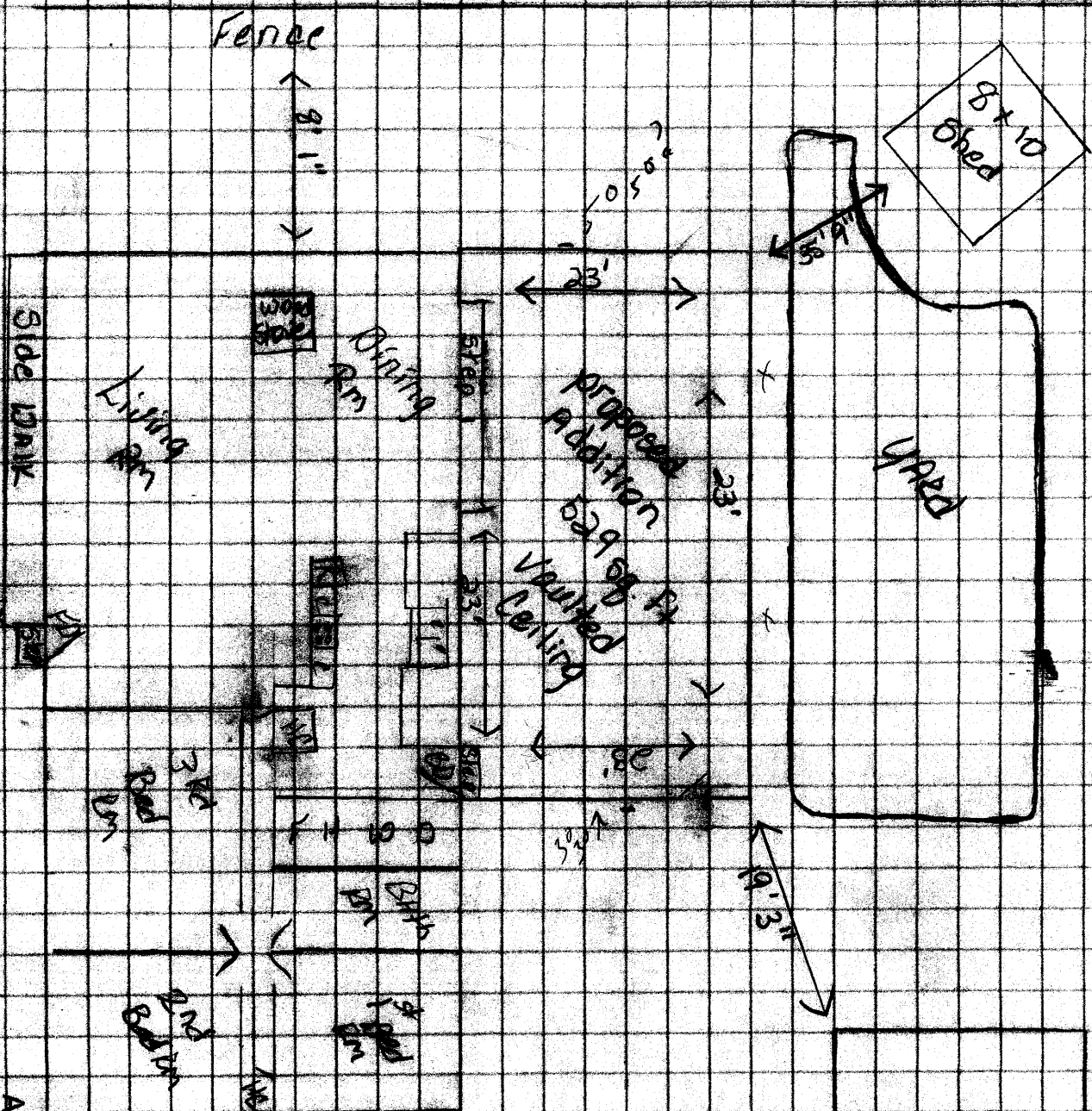
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Danelene Leinberger Date Dec. 11, 07
 Department Approval Paul Hornbeck Date 12/11/07

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No. <u>Extra Room</u>
Utility Accounting	<u>Patricia Korman</u>		Date <u>12/11/07</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)

SEMANA DRIVE



ACCEPTED *P. J. [Signature]*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND ADJACENT LINES.

Existing home 1065 sq ft
 Total home with Addition 1585

- BD = Back Door
- FD = Front Door
- F = FURNACE
- H = Hot H2O
- W = Washer
- D = Dryer
- HC = 1/2 Bath Closets
- R = Refrigerator
- A = Quarter

Fence