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

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

Building Address 1203 White  
 Parcel No. 2945-133-05-001  
 Subdivision Keith Addition  
 Filing \_\_\_\_\_ Block D Lot 1-4

No. of Existing Bldgs 2 No. Proposed 2  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel 1,329 AC  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 376  
 Height of Proposed Structure 14'

**OWNER INFORMATION:**

Name Bruce Mae Donald  
 Address 1203 White  
 City / State / Zip GJ CO. 81501

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): Deck addition  
2nd Story

**APPLICANT INFORMATION:**

Name Red Rock Construction  
 Address 3220 C Rd  
 City / State / Zip GJ. CO 81503  
 Telephone 261-4486

**\*TYPE OF HOME PROPOSED:**

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

NOTES: 2nd Story Deck - No Cover

**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>RMF-8</u>	Maximum coverage of lot by structures <u>70</u>		
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <u>N</u> NO _____		
Side <u>5/3</u> from PL Rear <u>10/5</u> from PL	Parking Requirement <u>2'</u>		
Maximum Height of Structure(s) <u>35'</u>	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 [Signature] Date 4-20-07

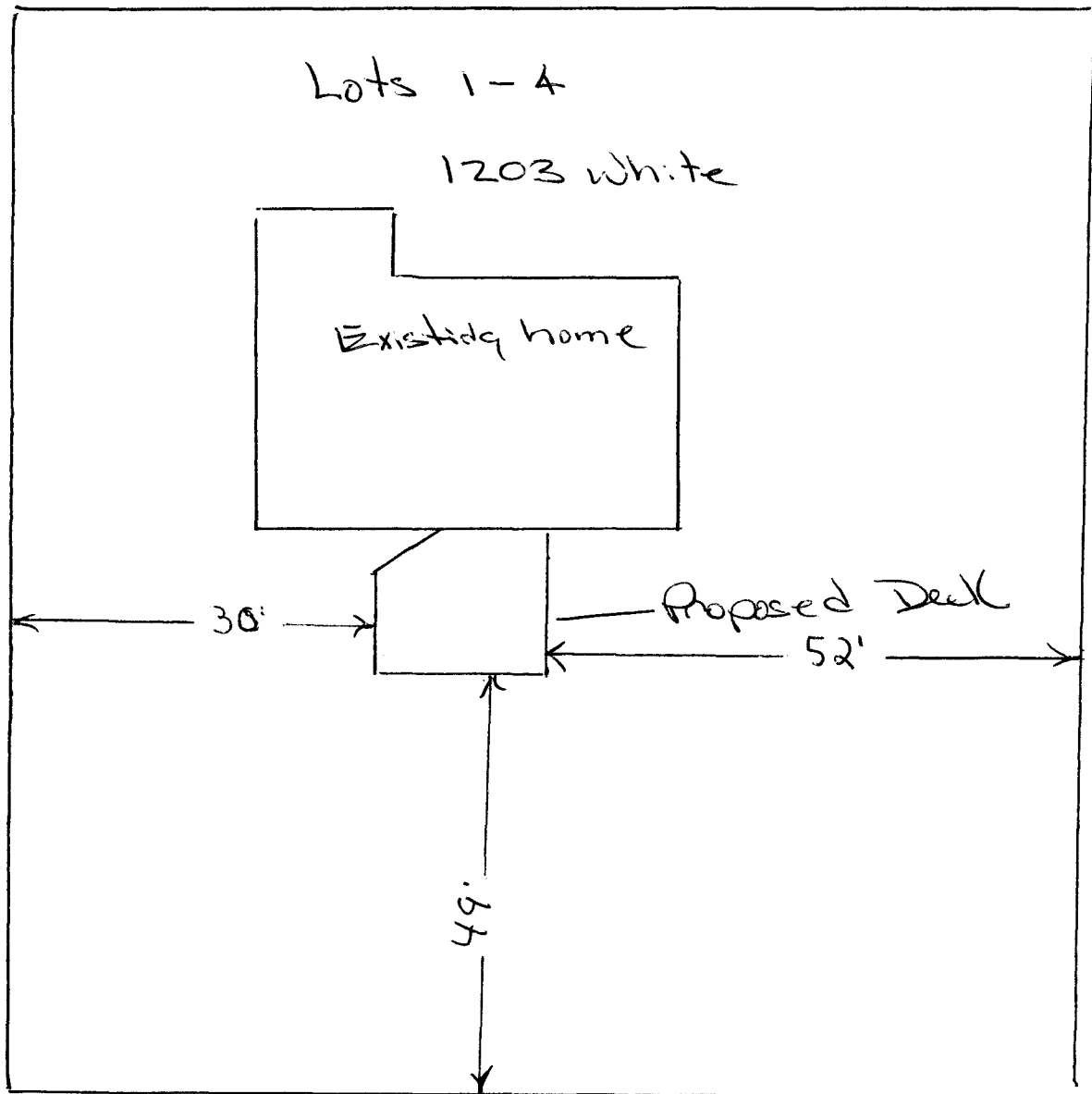
Department Approval Wendy Spurr Date 4/20/07

Additional water and/or sewer tap fee(s) are required: YES NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>4/20/07</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)

White Ave.

12<sup>th</sup> Street.



← Alley →

ACCEPTED  
Windy Spurr  
TRACKS MUST BE  
PLANNING  
LANDS  
PROPERLY  
IDENTIFY EASEMENTS  
LINES