

FEE \$	10.00
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO.

13084-8172

Building Address 145 Willowbrook Rd. No. of Existing Bldgs 2^E No. Proposed 2
 Parcel No. 2945-023-03-010 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 162(a)
 Subdivision Willow Brook Sq. Ft. of Lot / Parcel .464 ac. 324 # Total
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure ~ 8 ft.

OWNER INFORMATION:

Name H. Crist
 Address 145 Willowbrook
 City / State / Zip Grand Jet Colo

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 2 sheds 18'x9'

APPLICANT INFORMATION:

Name _____
 Address _____
 City / State / Zip _____
 Telephone 242-0659

***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 R-4 Maximum coverage of lot by structures 50%
accessory structure
 SETBACKS: Front 25 from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side 3 from PL Rear 5 from PL Parking Requirement N.A.
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District N.A. Driveway _____
 Location Approval N.A.
 (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 H. Crist Date 11/16/07
 Department Approval Judith A. Pucci Date 11/16/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>NO change</u>
Utility Accounting <u>[Signature]</u>	Date <u>11-16-07</u>		

City of Grand Junction GIS Zoning Map ©



ACCEPTED *Judith A. Ben*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS



15' 15' UTILITY EASEMENT
15' from fence to SHED