FEE\$ 'U.OU PLANNING CLEA	BLDG PERMIT NO.			
TCP\$ (Single Family Residential and A	ccessory Structures)			
SIF \$ Community Developme	ent Department			
63381-35432				
Building Address 2043 WEANGLER CT	No. of Existing Bldgs No. Proposed			
Parcel No. 2947 - 152 - 3 / - 0/0	Sq. Ft. of Existing Bldgs $\frac{/978}{}$ Sq. Ft. Proposed $\frac{762}{}$			
Subdivision Independence Karch	Sq. Ft. of Lot / Parcel			
Filing Block Lot	Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) <u>197ら+フし</u>			
OWNER INFORMATION:	Height of Proposed Structure			
Name Sthen Clourier	DESCRIPTION OF WORK & INTENDED USE:			
Address 2043 WRANUER CT	New Single Family Home (*check type below)			
City/State/Zip Wand St / Co/8123	Interior Remodel Other (please specify):			
City / State / Zip	Romabore garge. Touct			
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:  Site Built Manufactured Home (UBC)			
Name Ethan Clarify	Manufactured Home (HUD)			
Address 2043 Weadulex 01	Other (please specify):			
City/State/Zip bear Set/Co/8133 N	OTES: Addition of from About			
Telephone 2114476	Existing garage			
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.				
	MUNITY DEVELOPMENT DEPARTMENT STAFF			
ZONE PD	Maximum coverage of lot by structures			
SETBACKS: Front 25 from property line (PL)	Permanent Foundation Required: YESNO			
Sidefrom PL Rearfrom PL	Parking Requirement			
Maximum Height of Structure(s)32	Special Conditions			

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).

(Engineer's Initials)

Driveway

Location Approval

**Voting District** 

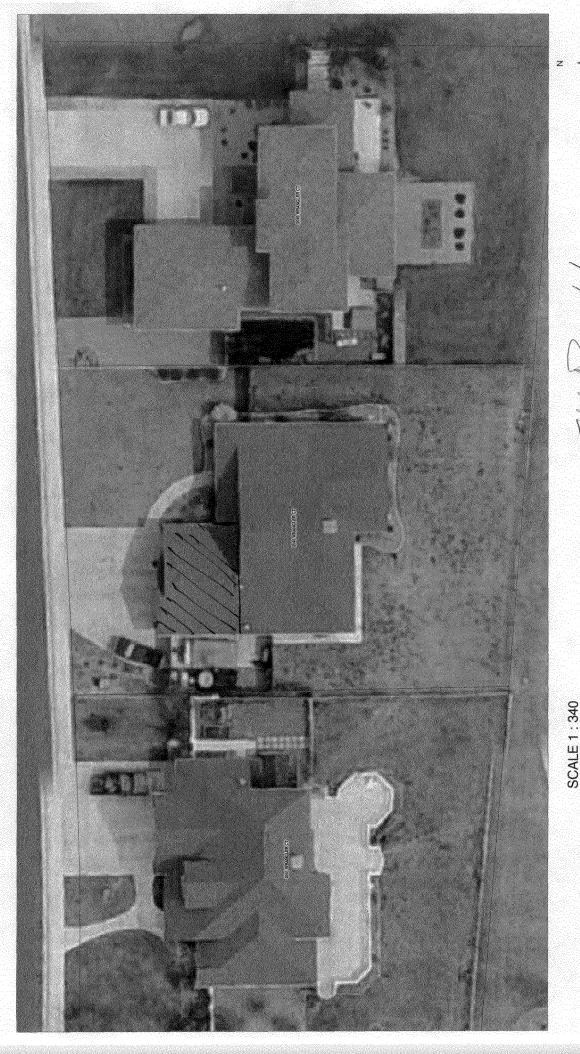
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature		Date	7/20/07
Department Approval Tudok A Tex		Date 9	122/07
Additional water and/or sewer tap fee(s) are required:	YES	NO W/O No.	DSWR WTR Change
Utility Accounting		Date LD	22/07

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 ©



ANY CHANGE OF SETBACKS MUST BE LAST SELECTION OF THE SECOND S APROVIDE OF PARKET STEED BOOK ON

9

8 H



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

Monday, October 22, 2007 4:35 PM