

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 639 24 1/2 Rd.
 Parcel No. 2945-043-00-046
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 5
 Sq. Ft. of Existing Bldgs 2301 Sq. Ft. Proposed 1200
 Sq. Ft. of Lot / Parcel 21344.4
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3301
 Height of Proposed Structure 25

OWNER INFORMATION:

Name Wesley N. Page
 Address 639 24 1/2 Rd
 City / State / Zip Grand Jct, Co 81505

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 4 SH + 1 CARPORT

APPLICANT INFORMATION:

Name Wesley N. Page
 Address 639 24 1/2 Rd
 City / State / Zip Grand Jct, Co 81505
 Telephone 242-0874

*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 PLANNING STAFF	
ZONE <u>C-1</u>	Maximum coverage of lot by structures <u>N/A</u>
SETBACKS: Front <u>15'/25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>0'/0'</u> from PL Rear <u>10'/10'</u> from PL	Floodplain Certificate Required: YES _____ NO <input checked="" type="checkbox"/>
Maximum Height of Structure(s) <u>40'</u>	Parking Requirement _____
Voting District _____	Special Conditions _____
Driveway Location Approval _____ (Engineer's Initials)	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 Wesley N. Page Date 9-11-08
 Planning Approval William Bayless Henderson Date 9-11-08

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No.
Utility Accounting <u>C. Bensley</u>	Date <u>9/11/08</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

25 ft set back E \nearrow 24 1/2 Rd

639 24 1/2
was page
242-0874

FRONT YARD

9-11-08 Gaylen Henderson
ACCEPTED
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 PROPERTY LINES.

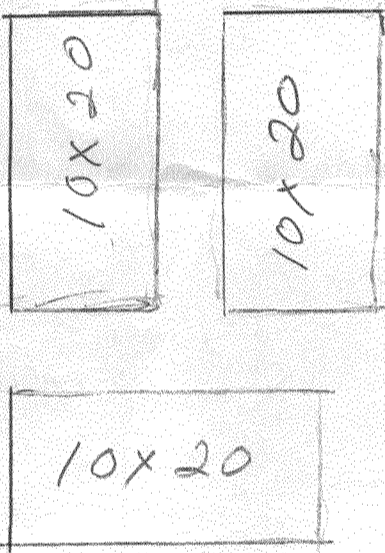
PL

F 1/8 Rd \rightarrow

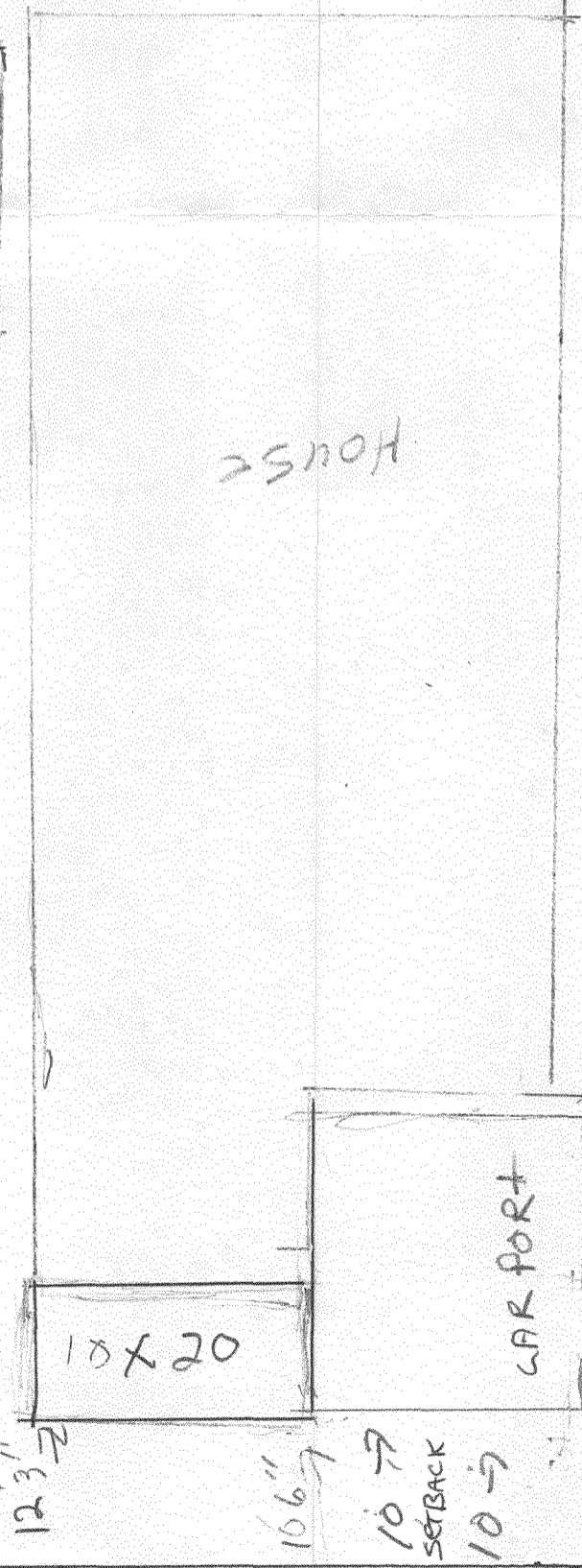
N

0' set back

\downarrow



HOUSE



PL

10' \rightarrow
SETBACK
10' \rightarrow

20x20

\rightarrow 35 \downarrow

PL

S

25 ft set back