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

BLDG PERMIT NO. 57317-8897

Building Address 669 25 RD  
 Parcel No. 2945-041-00-126  
 Subdivision N/A  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 4 No. Proposed 1  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 30x40  
 Sq. Ft. of Lot / Parcel 125,409 1200 #  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**  
 Name Kenneth L Copunn  
 Address 669 25 RD  
 City / State / Zip G.J., CO 81505-1221

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

**APPLICANT INFORMATION:**  
 Name Quality Builders Colo.  
 Address 479 meadowlark way  
 City / State / Zip Clifton, CO 81520  
 Telephone 985-0520

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

NOTES: NO Sewer or water  
hookups

**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 R8 **PAID** NOV 13 2008 **RB** Maximum coverage of lot by structures 70  
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side 5/3 from PL Rear 10/5 from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Maximum Height of Structure(s) \_\_\_\_\_ Parking Requirement \_\_\_\_\_  
 Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_ Special Conditions \_\_\_\_\_  
 (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).

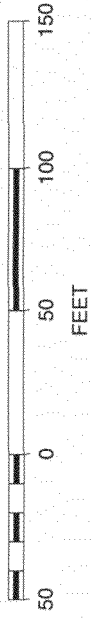
Applicant Signature [Signature] Date 11/13/08  
 Planning Approval [Signature] Date 11/13/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>none</u> <u>sewer add.</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/13/08</u>		

# City of Grand Junction GIS Zoning Map ©



SCALE 1 : 792



ACCEPTED *L. L. Reynolds*  
ANY CHANGE OF SIZEBACKS MUST BE  
APPROVED BY THE CITY PLANNING DIVISION.  
IT IS THE APPLICANT'S RESPONSIBILITY TO  
PROPERLY LOCATE AND IDENTIFY  
EASEMENTS AND PROPERTY LINES.

