

FEE \$
TCP \$
SIF \$

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

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

*Existing Aced.*  
**3308-1**

Building Address 925 North 2nd St  
 Parcel No. 2945-142-12-016  
 Subdivision Grand Junction  
 Filing \_\_\_\_\_ Block 12 Lot 879-12

No. of Existing Bldgs 2 No. Proposed 0  
 Sq. Ft. of Existing Bldgs 768 + 608 Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel 7056  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Dorlene Stoner  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): demo

**APPLICANT INFORMATION:**

Name D. Straet Development Inc  
 Address PO Box 55427  
 City / State / Zip Grand Jct Co 81505  
 Telephone 970-2010517

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

NOTES: NOT ABANDONING AT THIS TIME

**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>RO</u>	Maximum coverage of lot by structures <u>70</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>5/5</u> from PL Rear <u>10/5</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>PAID</u>
Voting District _____	Special Conditions <u>DEC 10 2008</u>
Driveway Location Approval _____ (Engineer's Initials)	<u>TB</u>

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 12-10-08  
 Planning Approval [Signature] Date 12/10/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>12/10/08</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)