

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

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

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

Building Address 603 NORTH 6<sup>TH</sup> STREET  
 Parcel No. 2945-142-29-012  
 Subdivision GRAND JUNCTION  
 Filing \_\_\_\_\_ Block 51 Lot 17115

No. of Existing Bldgs 2 No. Proposed 2  
 Sq. Ft. of Existing Bldgs 904+170 Sq. Ft. Proposed 904+128  
 Sq. Ft. of Lot / Parcel 50' X 80' = 4,000 FT<sup>2</sup>  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure ~ 8 FT @ PEAK

**OWNER INFORMATION:**

Name Suzanne Kenney  
 Address 603 N. 6<sup>TH</sup> ST.  
 City / State / Zip Grand Junction, CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Suzanne Kenney  
 Address 603 N. 6<sup>TH</sup> ST.  
 City / State / Zip Grand Junction, CO 81501  
 Telephone 970-985-2200

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): pre fab shed temporary structure

**NOTES:**

SHED REPLACEMENT w/  
PRE MANUFACTURED SHED

**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 <u>RSF-8</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>
Side <u>3</u> from PL Rear <u>5</u> from PL	Parking Requirement <u>N/A</u>
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District _____	Driveway Location Approval <u>N/A</u> (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).

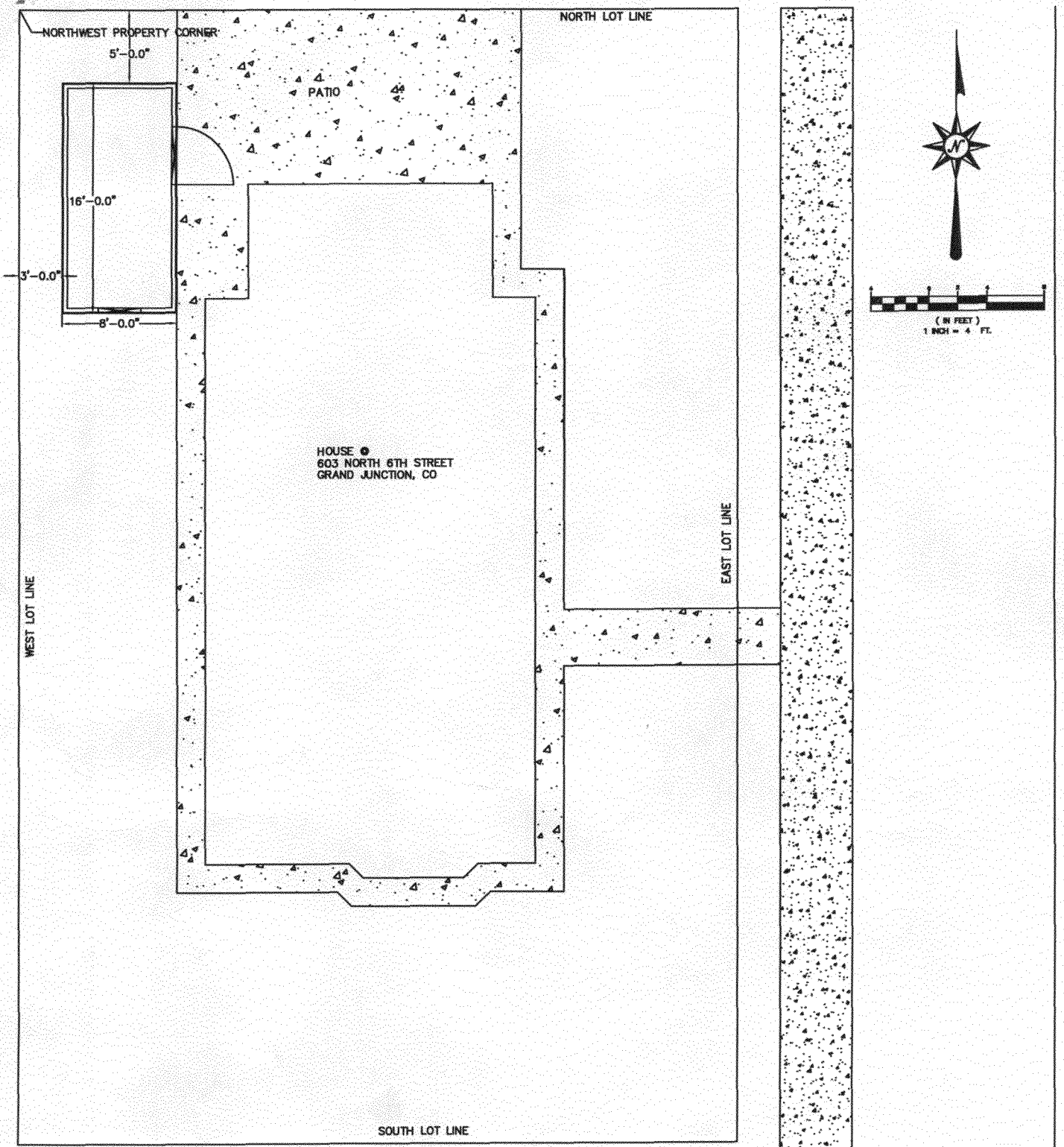
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Marc H. [Signature] Date 02/05/08  
 Department Approval Pat Denlop [Signature] Date 2/13/08

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No. <u>No Use</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/13/08</u>		

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)

EXISTING OUTBUILDING (NEIGHBOR'S)



**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.