

FEE \$	10.00
TCP \$	
SIF \$	

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

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

114647-2602  
520 N 7th

Building Address \_\_\_\_\_  
 Parcel No. 2945-141-35-008  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 2500 Sq. Ft. Proposed 2540  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure Existing

**OWNER INFORMATION:**

Name Eternal Truth  
 Address 520 N 7TH ST  
 City / State / Zip Grand Junction, CO

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Robert Phillips  
 Address PO 326  
 City / State / Zip Fruita, CO 81521  
 Telephone 970-260-4483

**\*TYPE OF HOME PROPOSED:**

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

NOTES: SX & ADDITION OFF PORCH

**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 PD Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Maximum Height of Structure(s) \_\_\_\_\_ Parking Requirement \_\_\_\_\_  
 Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_ (Engineer's Initials) Special Conditions approved by Kristen A. via phone 10/8/08

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 \_\_\_\_\_ Date 10/8/08  
 Planning Approval A. Mcker Date 10/8/08

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>10/8/08 NO WTR/SWR Charge.</u>
Utility Accounting	Date <u>10/8/08</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)


# 520 North 7th Street


**Parcels**

 Address Label


**Air Photos**


 2008 Photos


 Highways


 Street Labels

**City Limits**

 Grand Junction

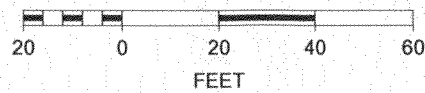
 Fruita

 Palisade

 Mesa County




SCALE 1 : 463



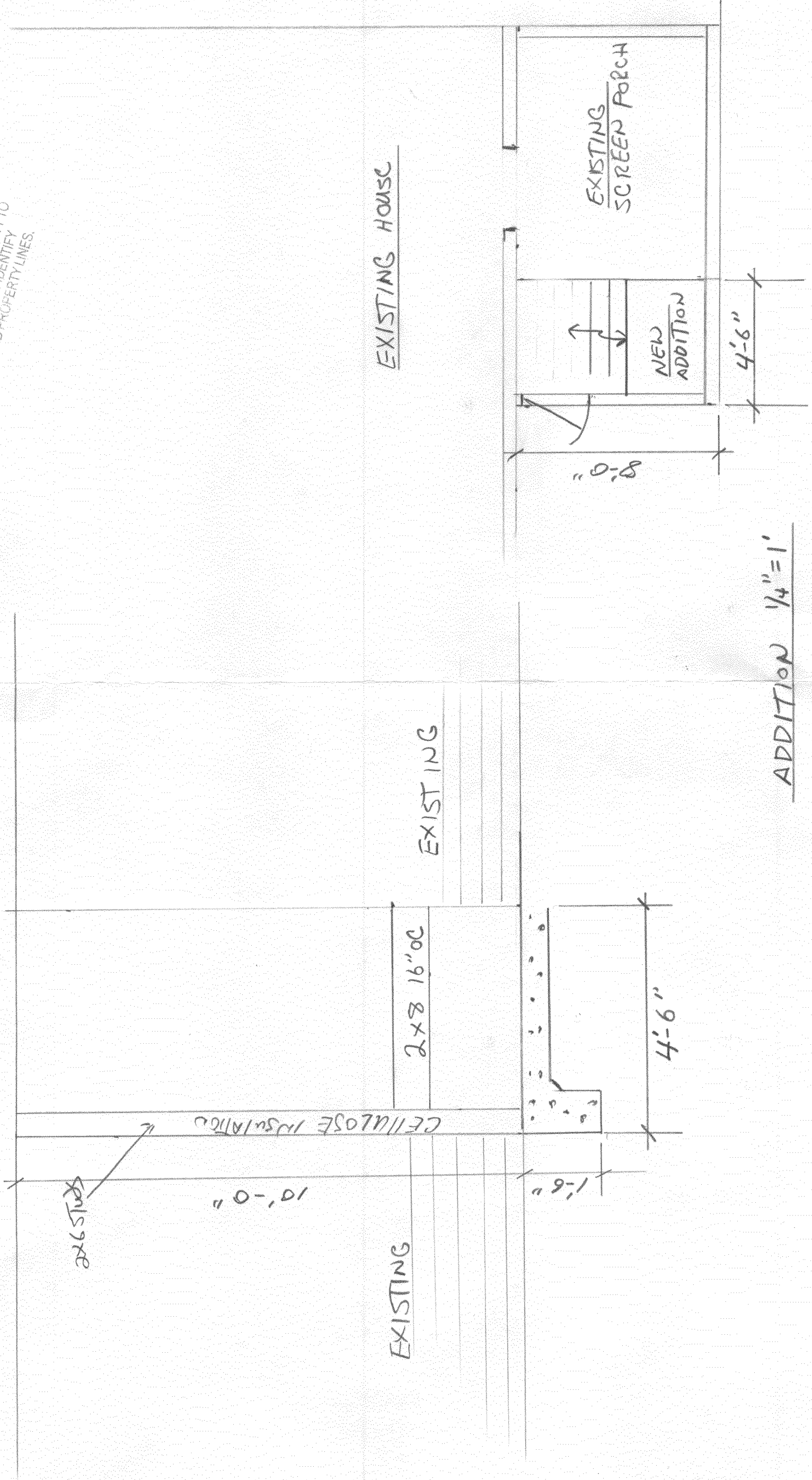
N



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.

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40 YR SHINGLE



2x6 studs

CELLULOSE INSULATION

10'-0"

EXISTING

2x8 16" OC

EXISTING

EXISTING HOUSE

1'-6"

4'-6"

8'-0"

NEW  
ADDITION

EXISTING  
SCREEN PORCH

4'-6"

ADDITION 1/4"=1'

520 NORTH 7TH STREET