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

BLDG PERMIT NO.	Existing Acct. 23192-21482
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Building Address 411 Country Club Park Rd No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2945 211 07 009 Sq. Ft. of Existing Bldgs 1782 Sq. Ft. Proposed _____
 Subdivision Country Club Pk. Sub. Sq. Ft. of Lot / Parcel 1/2 ACRE .51
 Filing _____ Block 4 Lot 11
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Cliff Healey
 Address 3233 E Road Cir #C
 City / State / Zip GRAND Jct CO. 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 8x10 FRONT PORCH

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / Zip _____
 Telephone 9705894488

***TYPE OF HOME PROPOSED:**

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

NOTES: TURN CARPORT TO GARAGE
REMOVE MOTHER N-LAW APT.

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 R2 Maximum coverage of lot by structures 30
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES NO _____
 Side 15/3 from PL Rear 30/5 from PL Floodplain Certificate Required: YES _____ NO
 Maximum Height of Structure(s) 35 Parking Requirement 2
 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 Cliff Healey Date 7-10-08
 Planning Approval Stephen Reynolds Date 7/11/08

Additional water and/or sewer tap fee(s) are required: YES NO W/O No.

Utility Accounting C. Bensley Date 7/11/08

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)

City of Grand Junction GIS Zoning Map ©



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.

