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## **PLANNING CLEARANCE**

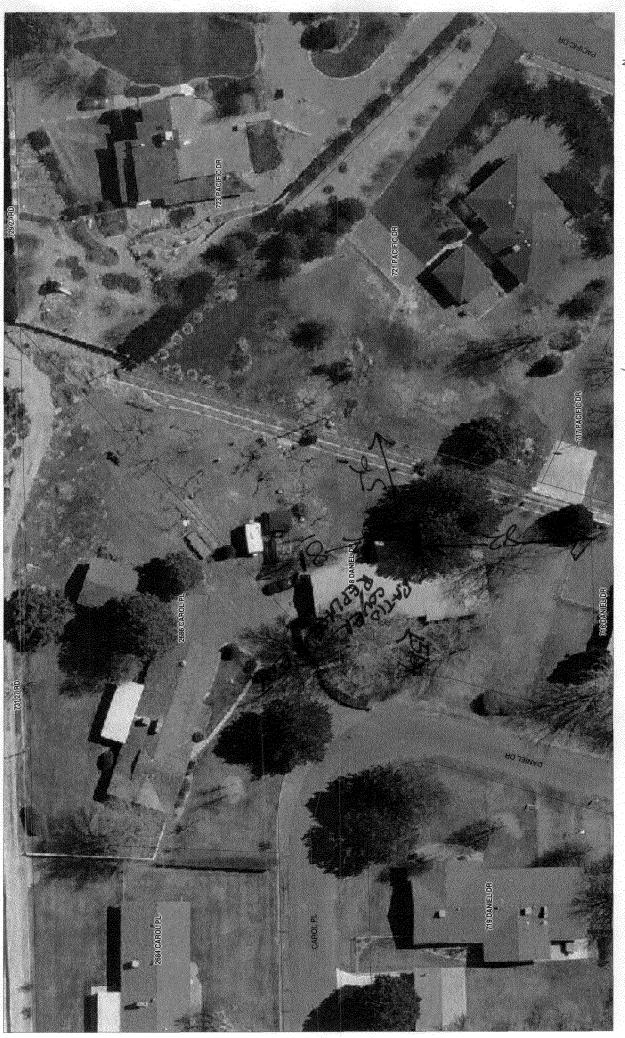
BLDG	PERMIT	NO.	

(Single Family Residential and Accessory Structures)

**Public Works & Planning Department** 

	•
Building Address 18 Doniel Do	No. of Existing Bldgs No. Proposed
Parcel No. 2701 354 26 02 2	Sq. Ft. of Existing Bldgs 3/20 Sq. Ft. Proposed
Subdivision Bella Vista	Sq. Ft. of Lot / Parcel
Filing Block Lot _//_ OWNER INFORMATION:	Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed)  Height of Proposed Structure
Name Jan Hoffman Address 7/8 Daniel Di City / State / Zip	DESCRIPTION OF WORK & INTENDED USE:  New Single Family Home (*check type below)  Interior Remodel  Other (please specify):  Addition  Other (please specify):
APPLICANT INFORMATION:  Name Dura Seysteme  Address 269 Village Lm	*TYPE OF HOME PROPOSED:  Site Built
City / State / Zip 2/503	NOTES:
Telephone 245-6898	
	isting & proposed structure location(s), parking, setbacks to all a width & all easements & rights-of-way which abut the parcel.
THIS SECTION TO BE COMP	
ZONE £-2	Maximum coverage of lot by structures 30%
SETBACKS: Front 20' from property line (PL)	Permanent Foundation Required: YES NO
Side 15 from PL Rear 30 from PL	Floodulain Contificate Deskithd, VFS NO Y
	Floodplain Certificate Required: 1E5 NO _~
Maximum Height of Structure(s)35'	Parking Requirement 7
Maximum Height of Structure(s)35'  Voting District	Parking Requirement 1 2008  Special Conditions
Voting District Driveway Location Approval(Engineer's Initials)  Modifications to this Planning Clearance must be approved,	Parking Requirement 2008  Special Conditions  in writing, by the Public Works & Planning Department. The ntil a final inspection has been completed and a Certificate of
Driveway Location Approval(Engineer's Initials)  Modifications to this Planning Clearance must be approved, structure authorized by this application cannot be occupied ur Occupancy has been issued, if applicable, by the Building De I hereby acknowledge that I have read this application and the	Special Conditions  In writing, by the Public Works & Planning Department. The ntil a final inspection has been completed and a Certificate of partment.  Information is correct; I agree to comply with any and all codes, project. I understand that failure to comply shall result in legal
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## City of Grand Junction GIS Zoning Map ©



ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANTS RESPONSIBILITY TO ACCEPTED Buylow Ab Low PROPERLY LOCATE AND IDENTIFY

310-10-08

Friday, October 10, 2008 10:57 AM

EASEMENT! OF DECIDERTY LINES. http://gis-web-fs.ci.grandjct.co.us/maps6/Zoning\_Map1.mwf