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108352-9986

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 3630 Elderberry Circle
Grand Junction, CO 81506 No. of Existing Bldgs 1 No. Proposed 2

Parcel No. 2945-011-32-007 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 84

Subdivision _____ Sq. Ft. of Lot / Parcel _____

Filing _____ Block _____ Lot _____

OWNER INFORMATION:

Name Pamela G. Mosbey, Sandra F. Mosbey, Bennie E. Mosbey

Address 3630 Elderberry Circle

City / State / Zip Grand Junction, CO 81506

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel Addition

Other (please specify): Storage Shed, self standing, H=8' 7"; L=12'; W=7'

APPLICANT INFORMATION:

Name Same

Address As

City / State / Zip Above

Telephone 970/523-6421

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): _____

NOTES: _____

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 _____ Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES _____ NO _____

Side _____ from PL Rear _____ from PL Parking Requirement _____

Maximum Height of Structure(s) _____ Special Conditions _____

Voting District _____ Driveway _____

Location Approval _____ (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 Sandra F. Mosbey, Bennie E. Mosbey Date 02-12-08

Department Approval Pat Dunlop Date 2/12/08

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

Utility Accounting Marshall Cole Date 2/12/08

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)

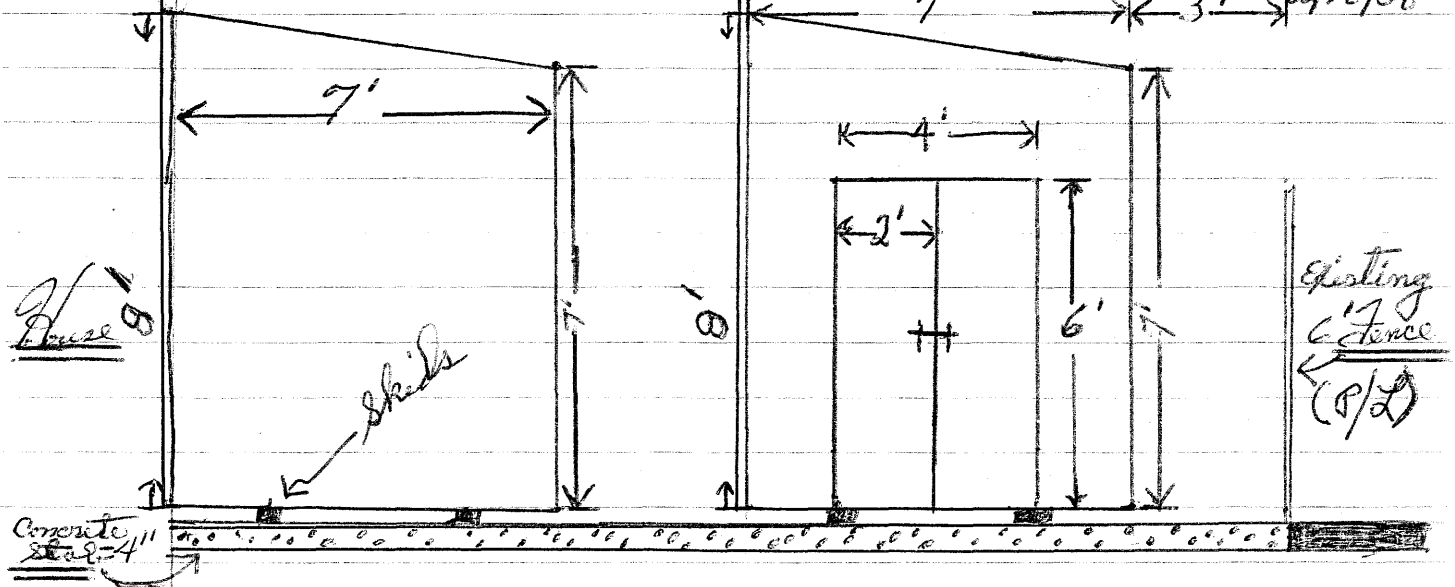
3630 Elderberry Circle - Storage Shed, Self Standing

House - 2 Story

West End View (WALL)

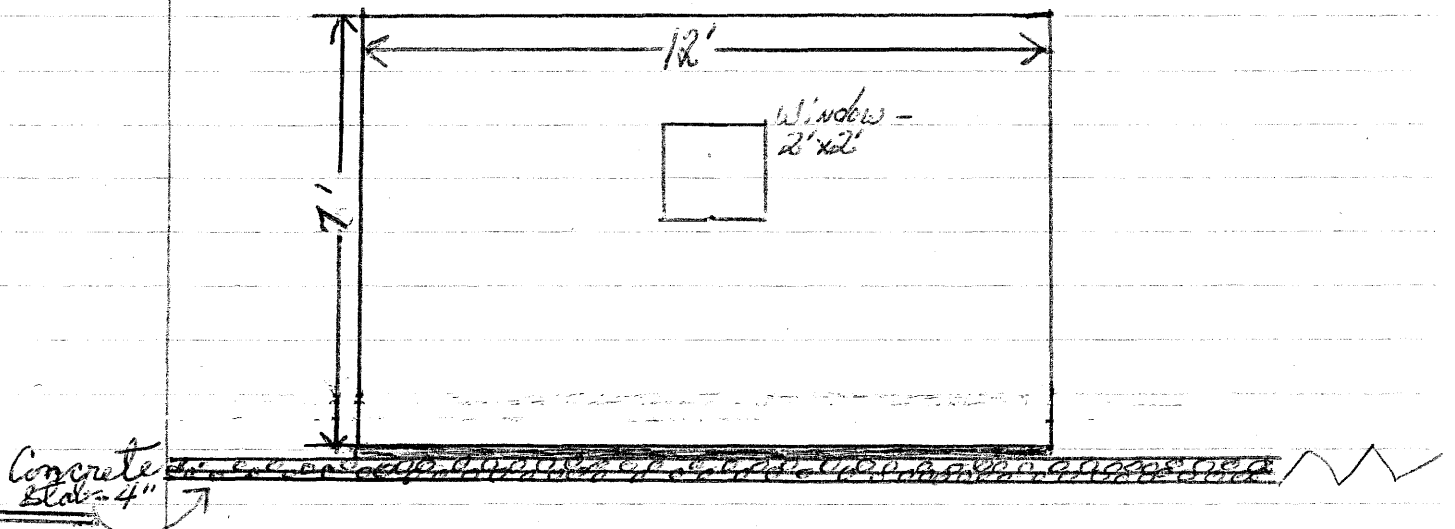
EAST End View (WALL) By: Ben Mosby 10/10/08

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Note: Back end of Shed to be 6' FROM (behind) FRONT FENCE

NORTH Side View (WALL)



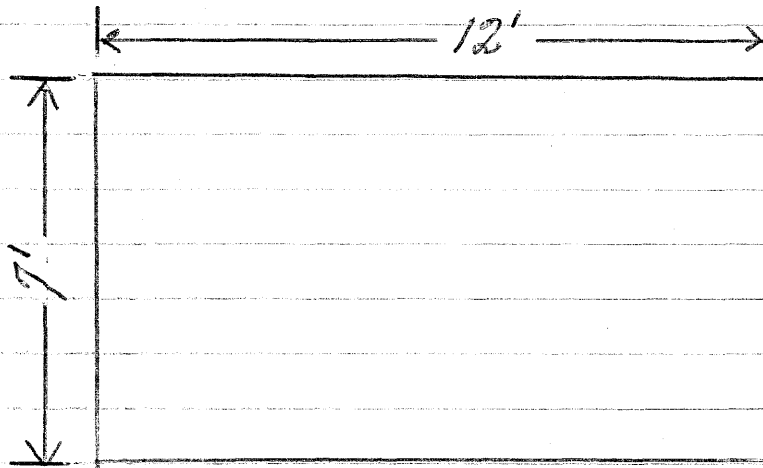
See next page for "Specific Details" - - (CONT.)

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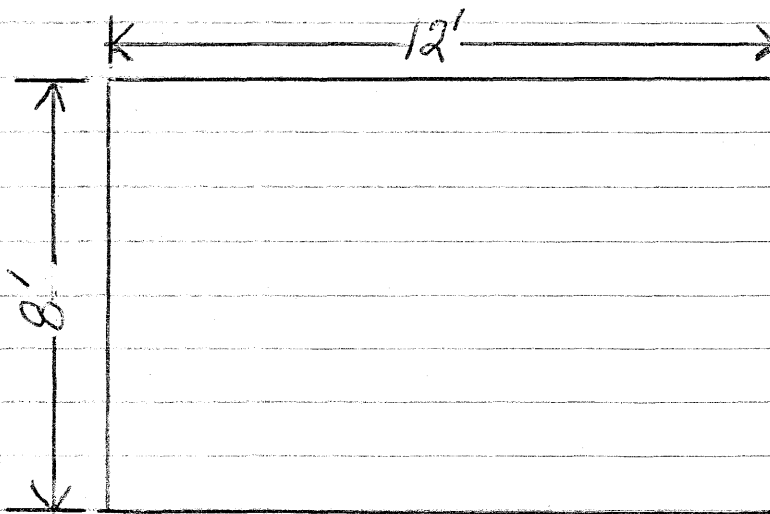
3630 Elderberry Circle - Storage Shed, Self Standing

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FLOOR View



South Side View (Wall)

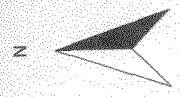
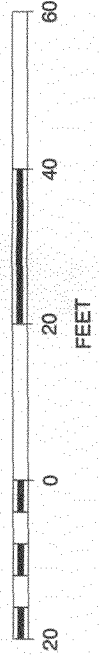


- Specific Details:
- (1) Overall Dimensions H=8' to 7'; L=12'; W=7'
 - (2) Frame - 2" x 4" studs placed on 16" centers.
 - (3) Roof - Composition roofing/shingles + 15lb felt
 - (4) Walls - 1/2" plywood*
 - (5) Flooring - 3/4" plywood.
- * NOTE: All exterior surfaces to be painted/trimmed earth, or earth tone the same as on house & fence.

City of Grand Junction GIS Zoning Map ©



SCALE 1 : 289



3630 Elderberry Circle

