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|--------|----|
| FEE \$ | 10 |
| TCP \$ |    |
| SIF \$ |    |

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

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

Building Address 2811 Grandview Dr.  
 Parcel No. 29-43-062-34-008  
 Subdivision Grandview  
 Filing 4 Block 2 Lot 8

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 1867 Sq. Ft. Proposed 50  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 1917  
 Height of Proposed Structure 9'

**OWNER INFORMATION:**

Name Jerry Cain and Evonne  
 Address 2811 Grandview Drive  
 City / State / Zip Grand Jct. CO 81506

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): Entryway Roof Dormer

**APPLICANT INFORMATION:**

Name Monte R Griffith  
 Address 623 Susan Street  
 City / State / Zip Clifton CO 81520  
 Telephone 970-434-3220

**\*TYPE OF HOME PROPOSED:**

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

NOTES: Apply entryway Dormer to get rid of winter ice build-up

**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>R-5</u>  | 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 _____<br>(Engineer's Initials) |

**PAID**  
 APR 07 2008  
**TB**

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 MR Griffith Date 4-7-08  
 Department Approval Paul Hornsted Date 4/7/08

|  |                    |  |         |
|--|--------------------|--|---------|
| Additional water and/or sewer tap fee(s) are required: | YES                | NO <input checked="" type="checkbox"/> | W/O No. |
| Utility Accounting <u>C Beasley</u>                    | Date <u>4/7/08</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)