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# PLANNING CLEARANCE

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

BLDG PERMIT NO. *[Signature]*

Building Address 310 E Highland  
 Parcel No. 2943-193-03-010  
 Subdivision Highland Acres  
 Filing \_\_\_\_\_ Block 3 Lot 10

No. of Existing Bldgs \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing Bldgs <sup>Have 1200</sup> 700 Sq. Ft. Proposed 700  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Kenny Bunge  
 Address 310 E Highland Dr  
 City / State / Zip Grand Junction Co 81503

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name \_\_\_\_\_  
 Address SAME  
 City / State / Zip \_\_\_\_\_  
 Telephone 261-4008

**\*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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>R-8</u>	Maximum coverage of lot by structures <u>70</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>5/3</u> from PL Rear <u>10/5</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ <small>(Engineer's Initials)</small>

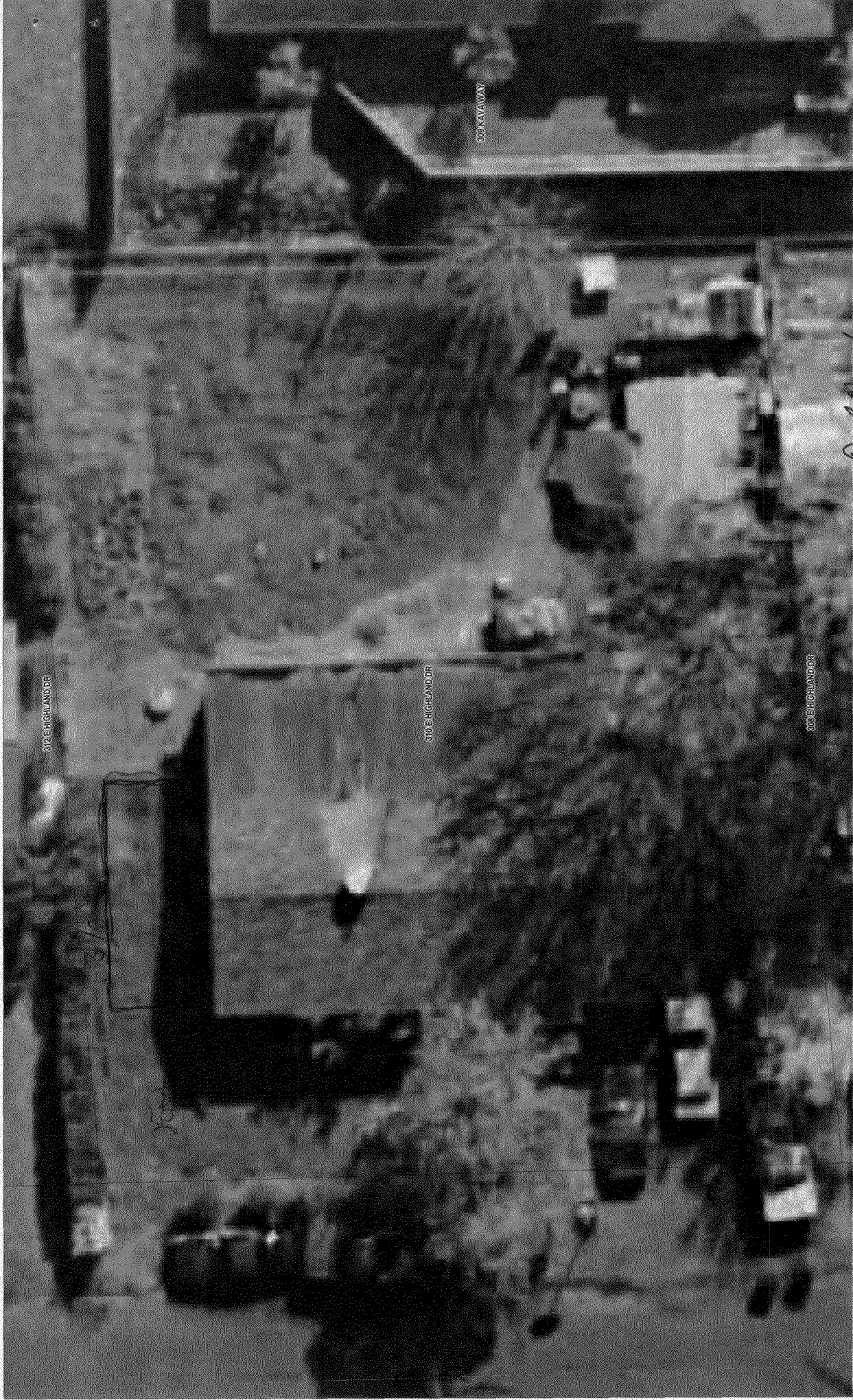
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with 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).

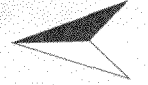
Applicant Signature Kenny Bunge Date 2/19/08  
 Department Approval Paul [Signature] Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>2/19/08</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)

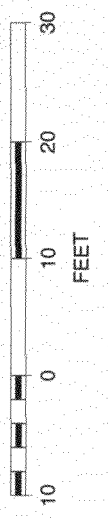


N



*Paul Brant*  
**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.

SCALE 1 : 192



FEET