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

BLDG PERMIT NO.	
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Building Address 665 JUBILEE CT. G.J.
 Parcel No. 2945-021-18-002
 Subdivision CHERRY HILL
 Filing _____ Block _____ Lot 2

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 3398 Sq. Ft. Proposed 480
 Sq. Ft. of Lot / Parcel 0.4ac (17,400 ft²)
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 5,836
 Height of Proposed Structure 17'-4 1/2"

OWNER INFORMATION:

Name GREG & JOYCE ISAMAN
 Address 665 JUBILEE CT
 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): _____

APPLICANT INFORMATION:

Name GREG & JOYCE ISAMAN
 Address 665 JUBILEE CT
 City / State / Zip Grand Junction, CO
 Telephone 970.257.9104

***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 <u>R-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>7</u> from PL Rear <u>25</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35</u>	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).

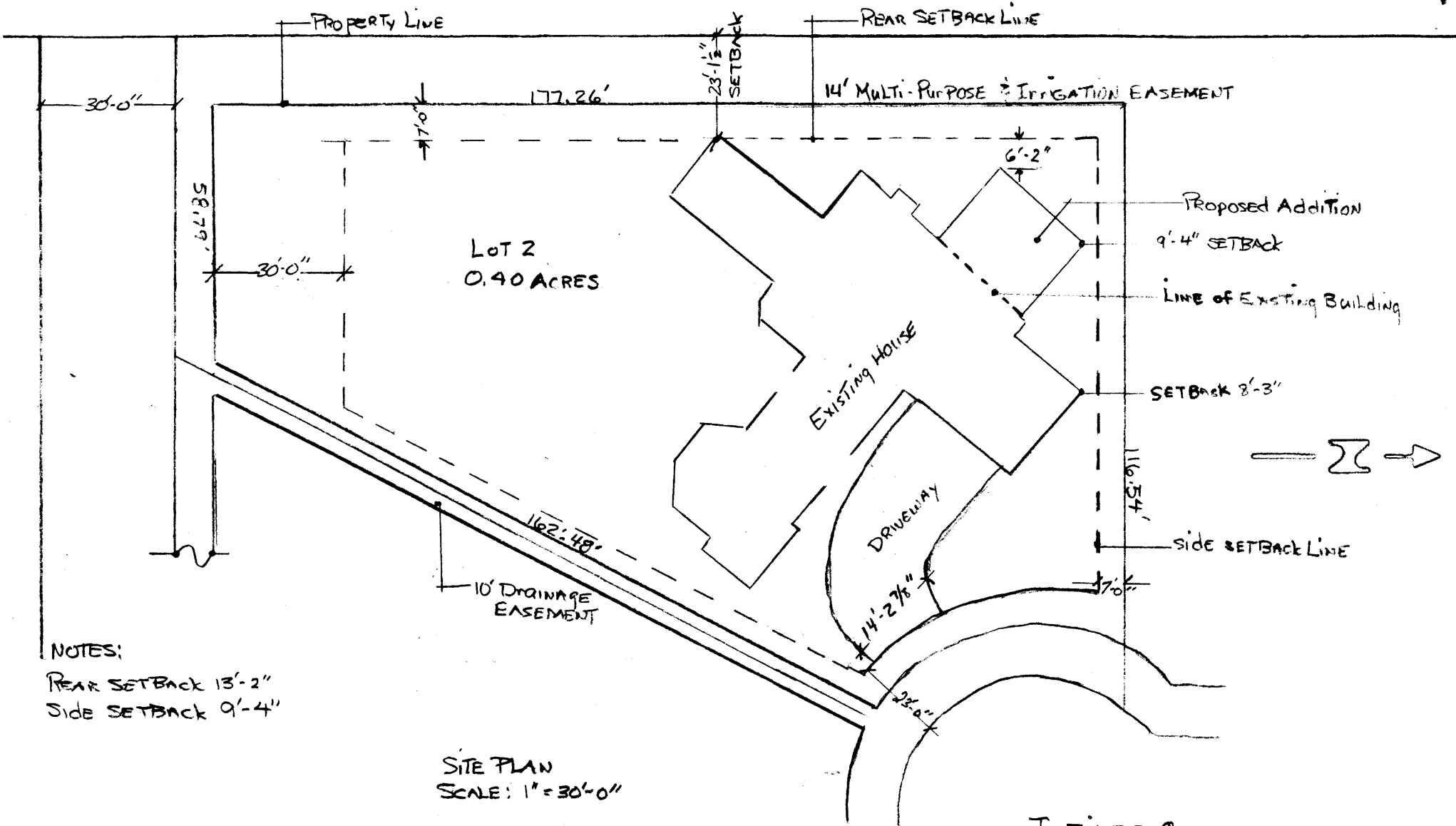
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Greg Isaman Date 12 SEP 2008
 Department Approval Pat Dunlop Date 9/12/08

Additional water and/or sewer tap fee(s) are required.	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Pat Dunlop</u>	Date <u>9/12/08</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)

26-1/2 Road



NOTES:

REAR SETBACK 13'-2"
SIDE SETBACK 9'-4"

SITE PLAN
SCALE: 1" = 30'-0"

EXISTING HOUSE
665 JUBILEE Ct
LOT 2 CHERRY HILL

ACCEPTED *Pat Olenka* 9/12/08
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.