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

BLDG PERMIT NO. _____

Building Address 2813 MEADE CT
65, CO 81506
 Parcel No. 2943-063-45-015
 Subdivision VILLAGE PARK
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 3 sheds
 Sq. Ft. of Existing Bldgs 1794 ~~4860~~ Sq. Ft. Proposed 30
 Sq. Ft. of Lot / Parcel 4860
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) ok. per plan
 Height of Proposed Structure 6' 6"

OWNER INFORMATION:

Name GORDON N McFERRIN
 Address 2813 MEADE CT
 City / State / Zip GI, CO 81506

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): place 3 sheds/cabins

APPLICANT INFORMATION:

Name _____
 Address _____
 City / State / Zip _____
 Telephone 970-314-2133 CELL 970-270-2516

***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>PD</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>15/20'</u> ^{principal} from property line (PL) <u>3'</u> _{accessory} from PL Rear <u>3'</u> _{accessory} from PL	Permanent Foundation Required: YES _____ NO <input checked="" type="checkbox"/>
Maximum Height of Structure(s) <u>per plan</u>	Parking Requirement _____
Voting District _____	Special Conditions _____
Driveway Location Approval _____ <small>(Engineer's Initials)</small>	PAID MAY 06 2008

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).

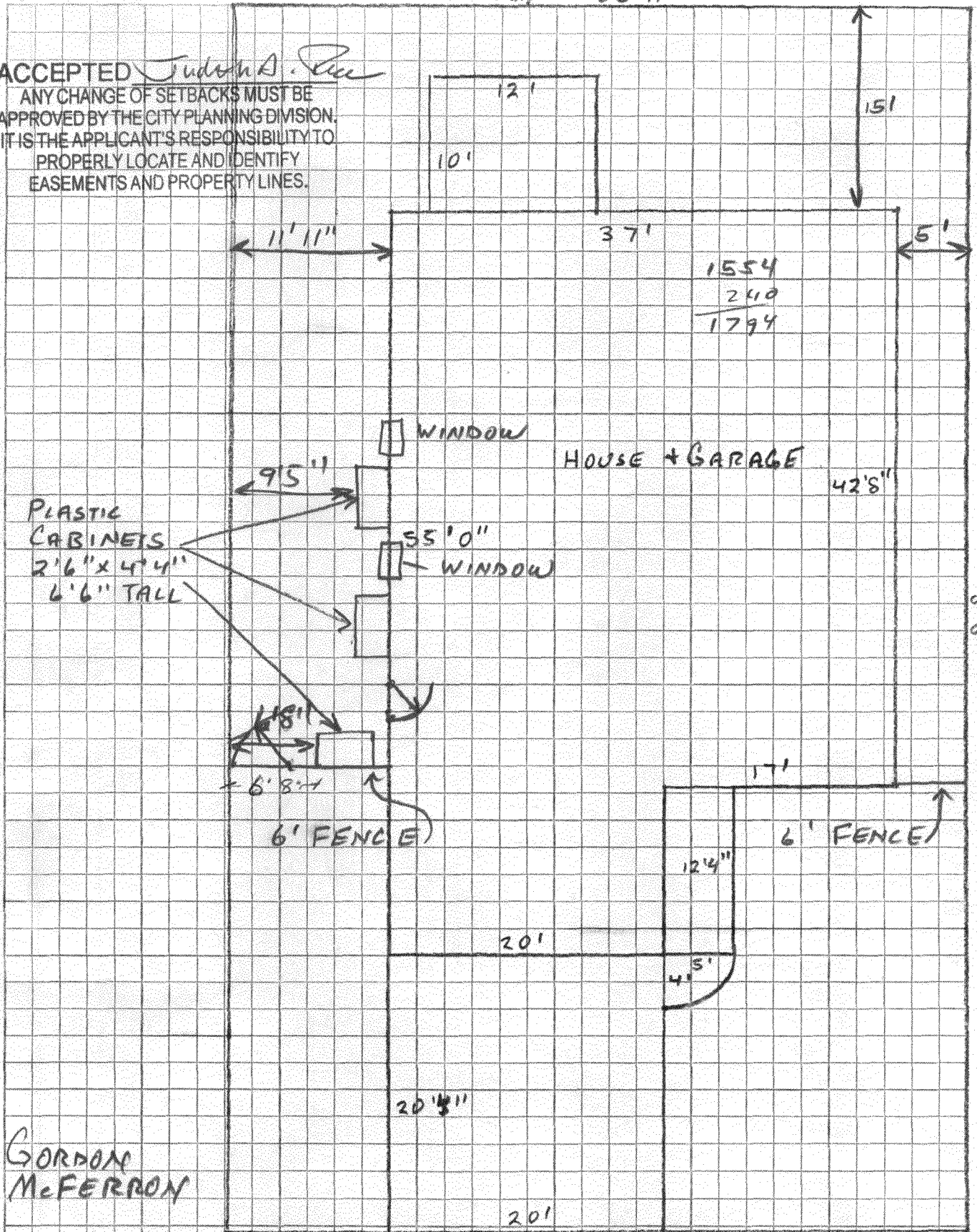
Applicant Signature Gordon N McFerrin Date 5/6/08
 Department Approval Judith A. Patti Date 5/6/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>P. Bussey</u>	Date <u>5/6/08</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)

53.9' = 53' 11"

ACCEPTED *Judith A. Rice*
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.



2813 MEADE CT
GRAND JUNCTION, CO 81506

