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

BLDG PERMIT NO. 20240-12958

Building Address 289 S. MOUNTAIN VIEW ST No. of Existing Bldgs 2 No. Proposed 0  
 Parcel No. 2945-251-01-017 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 7209  
 Subdivision Freeman's Subdivision Sq. Ft. of Lot / Parcel 1346 AC  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 13  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name BOB KIRKHAFT  
 Address 289 S. MOUNTAIN VIEW ST  
 City / State / Zip CO CO.

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name QUALITY BUILDERS OF CO. INC.  
 Address 479 MEADOWLARK WAY  
 City / State / Zip CLIFTON CO. 81520  
 Telephone 970-985-0520

\*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 R-8 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side 5/3 from PL Rear 10/5 from PL Parking Requirement \_\_\_\_\_  
 Maximum Height of Structure(s) 35' 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 [Signature] Date 2/28/08  
 Department Approval [Signature] Date 2/28/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>No chg in law</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>2/28/08</u>

# City of Grand Junction GIS Master Map ©

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ACCEPTED *Wendy Spence* SCALE 1:252 201'



ANY ~~CHANGES~~ ~~OR~~ ~~REVISIONS~~ MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

346 Acres