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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

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

Building Address 1944 Parkland Ct.  
 Parcel No. 2945-131-18-007  
 Subdivision Parkland Sub.  
 Filing - Block 9 Lot 1

No. of Existing Bldgs 2 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 1200<sup>sq</sup> approx Sq. Ft. Proposed 16 x 25  
 Sq. Ft. of Lot / Parcel - 400<sup>sq</sup>  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure - possible 2 story

**OWNER INFORMATION:**

Name Linda / Brad Peterson  
 Address 1944 Parkland Ct  
 City / State / Zip Grand Jctn, Co 81501

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Same  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone \_\_\_\_\_

**\*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 PLANNING STAFF**

ZONE R-8 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 25' (accessory) from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO   
 Side 3' from PL Rear 5' from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO   
 Maximum Height of Structure(s) 35' Parking Requirement no change  
 Voting District N/A Driveway Location Approval N/A (Engineer's Initials) Special Conditions \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 Linda Peterson Date 9/18/08

Planning Approval Bonnie Edwards Date 9/18/08

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No.

Utility Accounting T Benseley Date 9/18/08

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

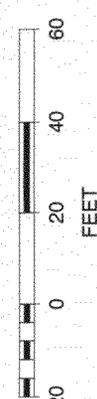
**PAID**  
**SEP 18 2008**

# 1944 Parkland Court

NTS



SCALE 1 : 492



9/18/08  
 ACCEPTED *Bonnie Edwards*  
 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.