

FEE \$	10.00
TCP \$	/
SIF \$	/

PLANNING CLEARANCE

BLDG PERMIT NO. 21

(Single Family Residential and Accessory Structures)

Community Development Department

Building Address Shane Ct. 2290 SHANE COURT

No. of Existing Bldgs 1 No. Proposed 0

Parcel No. 2945-074-17-012

Sq. Ft. of Existing Bldgs 1500 Sq. Ft. Proposed 0

Subdivision Bluff West

Sq. Ft. of Lot / Parcel .20 ac. Deck 468 ft

Filing _____ Block _____ Lot 12

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Von Guenard Paul Von Guenard

Height of Proposed Structure _____

Address 2290 Shane Court

DESCRIPTION OF WORK & INTENDED USE:

City / State / Zip Grand Jct, Co. 81503

- New Single Family Home (*check type below)
- Interior Remodel
- Addition
- Other (please specify): Replace Deck 468 ft

APPLICANT INFORMATION:

Name _____

*TYPE OF HOME PROPOSED:

Address Shane AS Above

- Site Built
- Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

City / State / Zip _____

NOTES: _____

Telephone 970-201-8141

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>RS PD</u>	Maximum coverage of lot by structures <u>per plan</u>
SETBACKS: Front <u>25</u> from property line (PL)	Permanent Foundation Required: YES <u>NO</u>
Side <u>7</u> from PL Rear <u>10'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>per plan (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).

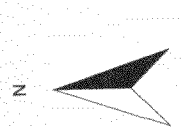
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature _____ Date 06/02/08

Department Approval Judith A. Bari Date 6/2/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No dig in use</u>
Utility Accounting	<u>Chancellor</u>		Date <u>6/2/08</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)



ACCEPTED *Judith A. Park*

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 : 206

