

|        |    |
|--------|----|
| FEE \$ | 10 |
| TCP \$ |    |
| SIF \$ |    |

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

|                 |
|-----------------|
| BLDG PERMIT NO. |
|-----------------|

Building Address 2290 Shane Court  
 Parcel No. 2945-074-17-012  
 Subdivision Bluffs West  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 1 No. Proposed -0-  
 Sq. Ft. of Existing Bldgs 1920 Sq. Ft. Proposed 104  
 Sq. Ft. of Lot / Parcel 1,203 AC  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Paul van Coners  
 Address 2290 Shane Ct  
 City / State / Zip Coronado Jct, Co. 81507

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): ADD A STORAGE ROOM 8' x 13'

**APPLICANT INFORMATION:**

Name Paul van Coners  
 Address 2290 Shane Ct  
 City / State / Zip Coronado Jct, Co. 81507  
 Telephone 970-244-8486

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES:

**PAID**  
**SEP 19 2008**  
**TB**

**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 <u>PD</u>                                            | Maximum coverage of lot by structures _____         |
| SETBACKS: Front _____ from property line (PL)             | Permanent Foundation Required: YES _____ NO _____   |
| Side _____ from PL Rear _____ from PL                     | Floodplain Certificate Required: YES _____ NO _____ |
| Maximum Height of Structure(s) _____                      | Parking Requirement _____                           |
| Voting District _____                                     | Special Conditions _____                            |
| Driveway Location Approval _____<br>(Engineer's Initials) |                                                     |

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 [Signature] Date 9/19/08  
 Planning Approval [Signature] Date 9/19/08

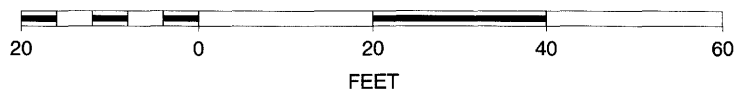
|                                                        |      |                                        |         |
|--------------------------------------------------------|------|----------------------------------------|---------|
| Additional water and/or sewer tap fee(s) are required: | YES  | NO <input checked="" type="checkbox"/> | W/O No. |
| Utility Accounting <u>[Signature]</u>                  | Date | <u>9/19/08</u>                         |         |

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)

# City of Grand Junction GIS Zoning Map ©



SCALE 1 : 258



ACCEPTED *Lynette Reynolds*  
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.

