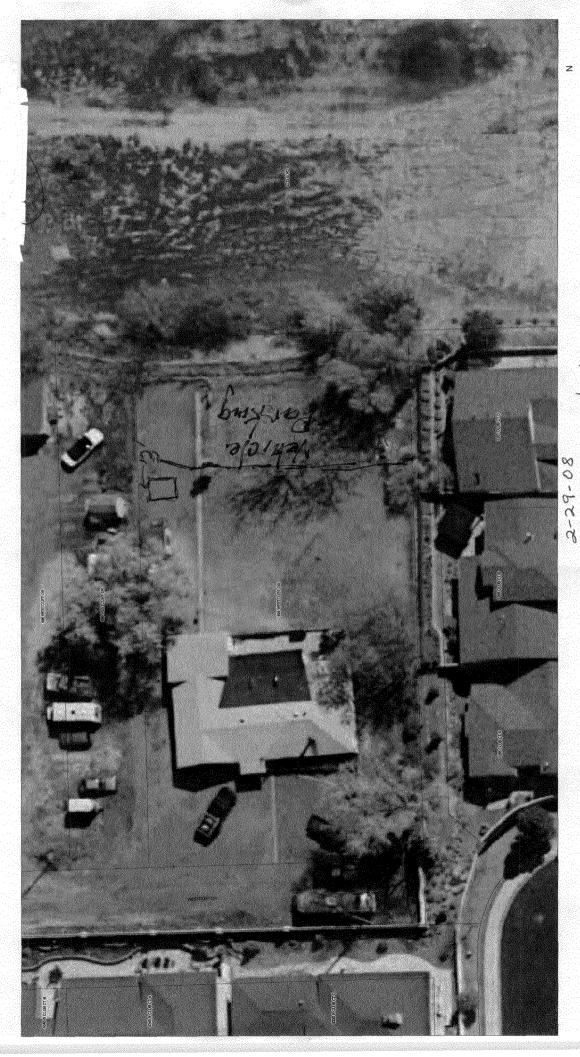
FEE \$ 10.00 PLANNING CLE	ARANCE BLDG PERMIT NO.
TCP \$ \$\tailsigma\$ (Single Family Residential and	Accessory Structures)
SIF \$ Community Development Department	
101708-8804-14	dishareto
Building Address 694 Westcliff Dr	No. of Existing Bldgs No. Proposed No. Propo
Parcel No. 2945-012-00-022	Sq. Ft. of Existing Bldgs 13 00 Sq. Ft. Proposed 100
Subdivision	Sq. Ft. of Lot / Parcel 21, 170
Filing Block Lot	Sq. Ft. Coverage of Lot by Structures & Impervious Surface
OWNER INFORMATION:	(Total Existing & Proposed)Height of Proposed Structure
Name Marian Jacobson	DESCRIPTION OF WORK & INTENDED USE:
Name Marian Jacobson  Address 725 Dolfmore Dr	New Single Family Home (*check type below) Interior Remodel Addition
	Other (please specify): Shec 10 × 12
City / State / Zip 9, Co 81504	
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED: Site Built Manufactured Home (UBC)
Name Marian Jacobson	Manufactured Home (HUD)
Address 72/ Coal Counts Dia	Other (please specify):
City/State/Zip Grand Tunction Colo	NOTES:
Telephone 970 242 6966 81506	
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.	
	MMUNITY DEVELOPMENT DEPARTMENT STAFF
zone <u>R-5</u>	Maximum coverage of lot by structures
SETBACKS: Front 20/25 from property line (PL)	Permanent Foundation Required: YESNO
Side $\frac{5'/3'}{3}$ from PL Rear $\frac{25'/5'}{5}$ from PL	Parking Requirement
Maximum Height of Structure(s)35 '	Special Conditions
Driveway	
Voting District Location Approval(Engineer's Initia	ils)
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 7/(a) (a) (a) (a) (b) (b) Date 702 29-208	
Department Approval Page Hendriso Date 2-29-08	
· • • • • • • • • • • • • • • • • • • •	
Utility Accounting	Poto 7/20
	Date 471 08

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)

## City of Grand Junction GIS Zoning Map ©



ACCEPTED Banger The derondary 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.

