

FEE \$	<u>N/A</u>
TCP \$	
SIF \$	

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

BLDG PERMIT NO. _____

Building Address 1920 N. 17th St
 Parcel No. 2945-122-07-003
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 3 No. Proposed same
 Sq. Ft. of Existing Bldgs 1200 + 144 = 1344 Sq. Ft. Proposed same
 Sq. Ft. of Lot / Parcel 8712
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface 689 drive
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name ROBERT G. JANNSTON
 Address 1920 N. 17th St
 City / State / Zip GRAND JUNCTION CO 81507

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): PORTABLE STEEL BLDG.

APPLICANT INFORMATION:

Name _____
 Address _____
 City / State / Zip _____
 Telephone _____

***TYPE OF HOME PROPOSED:**

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

NOTES: planning clearance for existing shed

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 R8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 25 from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side 3 from PL Rear 5 from PL Floodplain Certificate Required: YES _____ NO X
 Maximum Height of Structure(s) 35 Parking Requirement 2
 Voting District _____ Driveway Location Approval _____ Special Conditions _____
 (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.

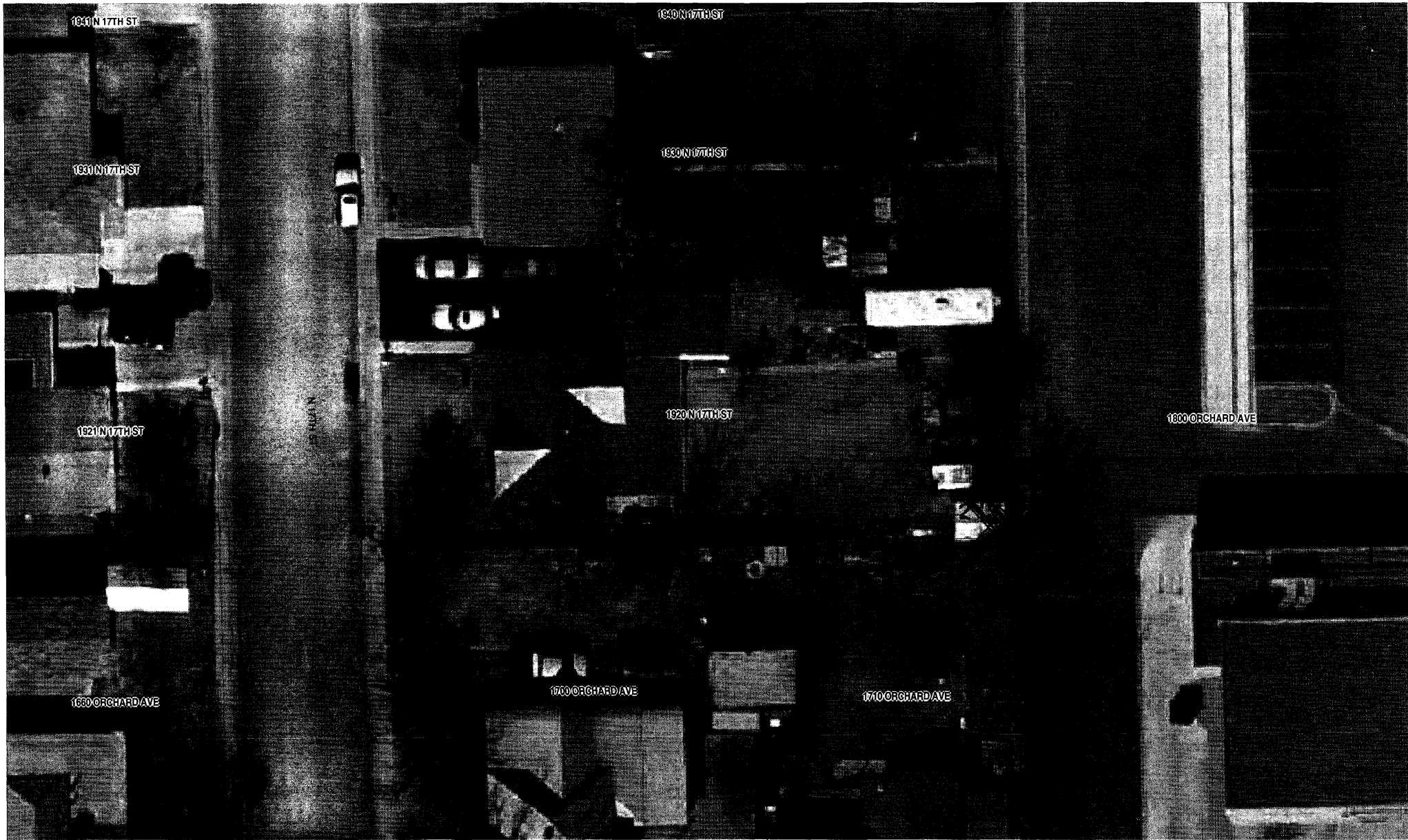
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 2 JAN 09
 Planning Approval [Signature] Date 1/2/09

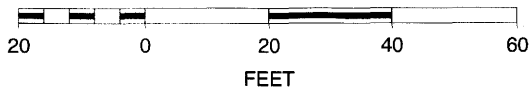
Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. _____

Utility Accounting _____ Date _____

1920 North 17th



SCALE 1 : 364



Ch
NOTED
REAR YARD SETBACKS MUST BE
MAINTAINED
CITY PLANNING DIVISION
CITY OF GRAND JUNCTION
CITY ENGINEER
CITY CLERK

X - old shed location
moved out of setbacks

