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

BLDG PERMIT NO. 6875-0

Building Address 2011 N. 22nd Street  
 Parcel No. 2945-121-22-008  
 Subdivision Del Rey Sub  
 Filing \_\_\_\_\_ Block 4 Lot 4

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 1668 Sq. Ft. Proposed 280  
 Sq. Ft. of Lot / Parcel 7797.24  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 1948.7  
 Height of Proposed Structure 13'-0"

**OWNER INFORMATION:**

Name Richard Redding  
 Address 2011 N. 22nd Street  
 City / State / Zip Grand Junction CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): Workshop 14x20

**APPLICANT INFORMATION:**

Name Mor Storage Sales  
 Address 3010 I-70 Business Loop  
 City / State / Zip Grand Jet CO 81501  
 Telephone (970) 254-0460

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): Prefabricated/Delivered

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 <u>R-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <input checked="" type="checkbox"/>
Side <u>5/3</u> from PL Rear <u>10/5</u> from PL	Floodplain Certificate Required: YES _____ NO <input checked="" type="checkbox"/>
Maximum Height of Structure(s) <u>35</u>	Parking Requirement _____
Voting District _____	Special Conditions _____
Driveway Location Approval _____ (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 09-14-09  
 Planning Approval [Signature] Date 9/21/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
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Utility Accounting <u>[Signature]</u>	Date
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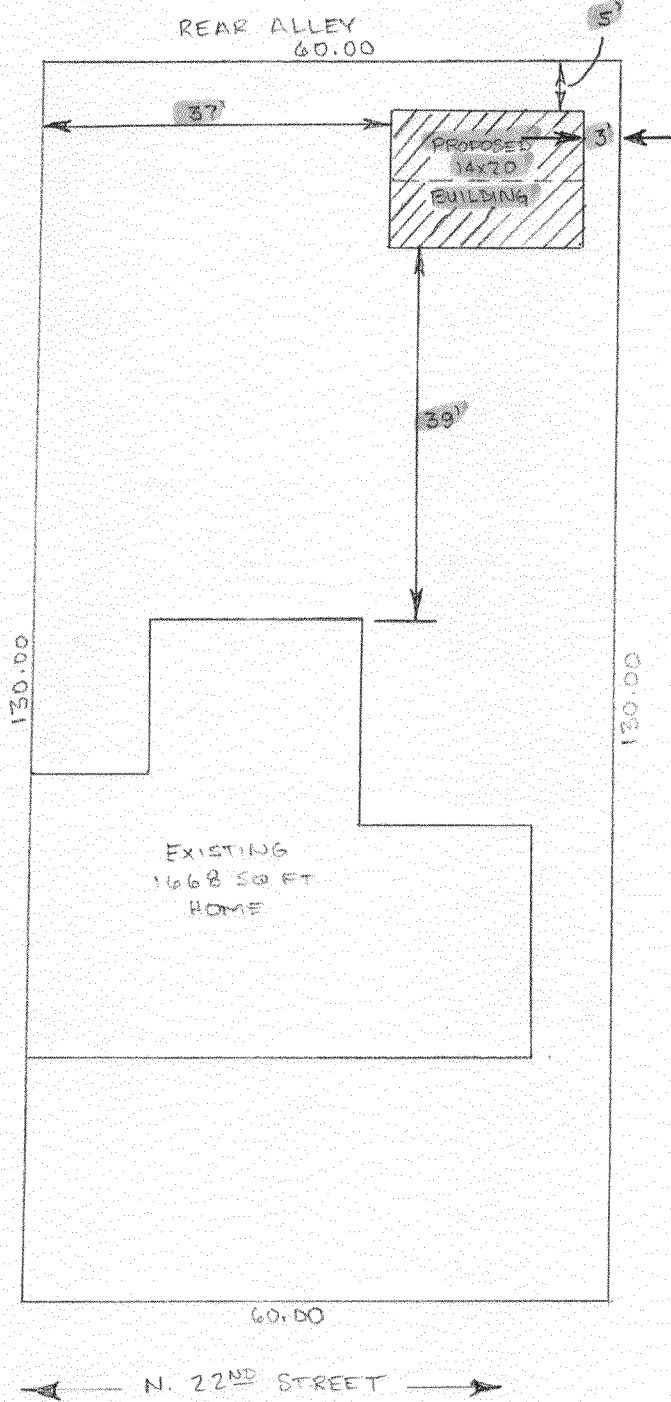
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

PLOT PLAN

RICHARD REDDING  
2011 N. 22<sup>ND</sup> ST.  
GRAND JUNCTION CO. 81501

LOT 4 BLOCK 4 DEL RAY SUB.

ACCEPTED *Pat Dunlap* 9/24/09  
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" = 20'

