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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 685 1/2 26 Road  
 Parcel No. 2945-031-00-011  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 1 No. Proposed 110 chg  
 Sq. Ft. of Existing Bldgs 2108 Sq. Ft. Proposed 1628  
 Sq. Ft. of Lot / Parcel 43472  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3136  
 Height of Proposed Structure 13' APPROX

**OWNER INFORMATION:**

Name Jay & Cindy Stanfield  
 Address 685 1/2 26 Road  
 City / State / Zip Grand Junction, CO 81506

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): Adding master bedroom/bath & garage (1163SF - remodel existing kitchen TOTAL ADD'l = 1628SF)

**APPLICANT INFORMATION:**

Name Don Vidmar  
 Address 1240 O 1/2 Road  
 City / State / Zip Loma, CO 81524  
 Telephone 970-250-0724

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: not for additional living unit

**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-1</u>	Maximum coverage of lot by structures <u>20</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>15</u> from PL Rear <u>30</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>		
Maximum Height of Structure(s) <u>35</u>	Parking Requirement _____		
Voting District _____	Special Conditions _____		
Driveway Location Approval _____ (Engineer's Initials)			

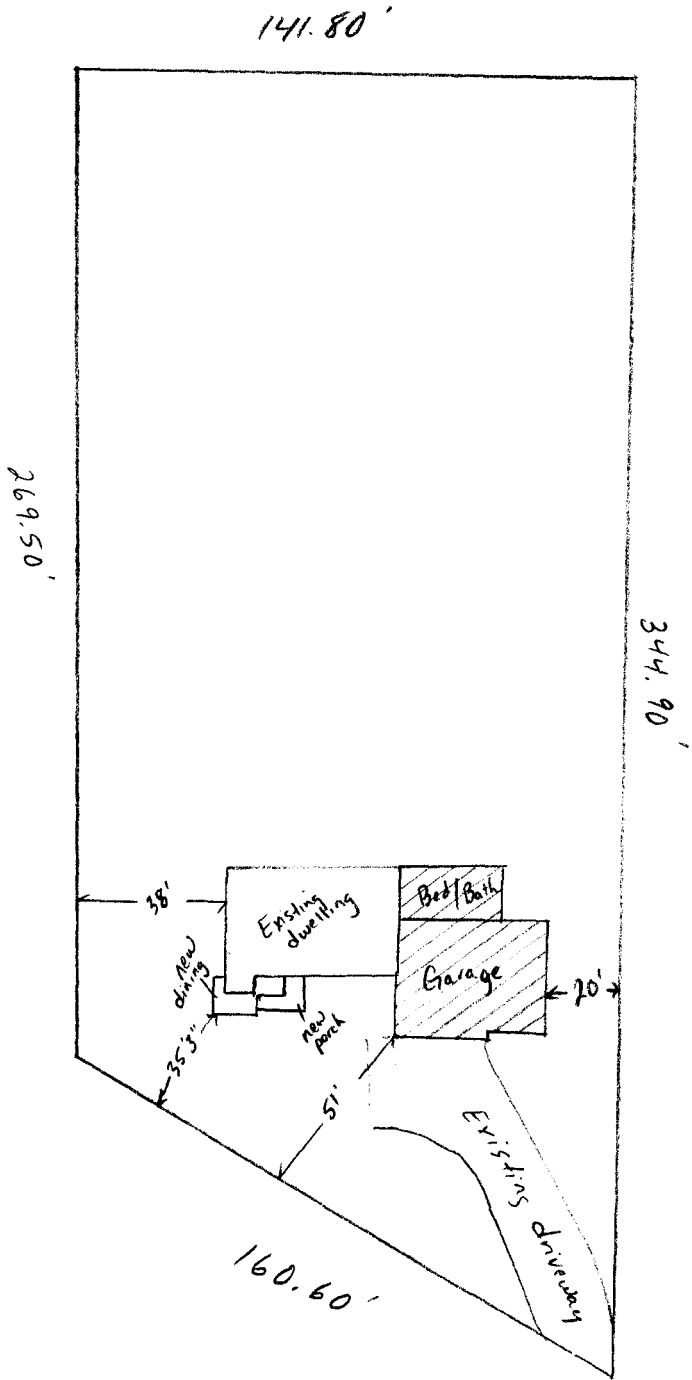
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 Don Vidmar Date 11/23/09  
 Planning Approval C. McKee Date 11/23/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>L. Bensley</u>	Date <u>11/23/09</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)



ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING DIVISION  
 THE APPLICANT'S RESPONSIBILITY TO  
 VERIFY ALL LOCAL REGULATIONS  
 AND ORDINANCES

*cc*

1" = 50'