

7791-0 EQU 2.880

16

FEE \$	10.00
TCP \$	<del>769.00</del> 2554.00
SIF \$	460.00

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

#### Public Works & Planning Department

*Zoning Approval Required for Final CO*

BLDG PERMIT NO. **RECEIVED**

MAR 30 2009

COMMUNITY DEVELOPMENT DEPT.

Building Address 643 2 1/2 Rd  
 Parcel No. 2 945-013-00-070  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 2 No. Proposed 2  
 Sq. Ft. of Existing Bldgs 6490 Sq. Ft. Proposed 6490  
 Sq. Ft. of Lot / Parcel .98 ac  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 7100 *APPRX*  
 Height of Proposed Structure 25'

#### OWNER INFORMATION:

Name Mary Brinton  
 Address 1159 Gunnison  
 City / State / Zip Grand Jet Co 81501

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**PAID**  
APR 13 2009  
**RB**

#### APPLICANT INFORMATION:

Name Same as above  
 Address 1159 Gunnison  
 City / State / Zip Grand Jet, Co 81501  
 Telephone 970-260-5049

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

NOTES: Converting Single Family Residence to Duplex

**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 R-8 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 20'/25' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 Side 5'/3' from PL Rear 10'/5' from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO   
 Maximum Height of Structure(s) 35' Parking Requirement 4  
 Voting District D Driveway Location Approval \_\_\_\_\_  
 (Engineer's Initials) *Zoning Approval Required for Final C.O. Interior Remodel Only*

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 Mary Brinton Date 3/30/09  
 Planning Approval RBH Daylen Henderson Date 4-10-09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no new addition of work/san</u>
Utility Accounting	<u>Ann</u>		Date <u>4/13/09</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)

# 643 27 1/2 Rd



4-10-09  
*Gayle Henderson*  
**ACCEPTED**  
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.