

FEE \$ <u>10.00</u>
TCP \$
SIF \$

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

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

Building Address 480 28<sup>th</sup> Rd. #44  
 Parcel No. 2943-182-09-002  
 Subdivision Darwins  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 1 No. Proposed —  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed —  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure —

**OWNER INFORMATION:**

Name Deisy Gracida  
 Address 480 28<sup>th</sup> Rd. #44  
 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): porch ATTACHED 12 x 20

**APPLICANT INFORMATION:**

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 589-3050

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

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>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>5</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) _____	Parking Requirement _____
Voting District _____	Special Conditions <u>per park regulations</u>
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).

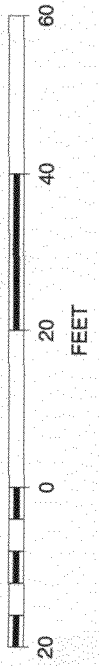
Applicant Signature Deisy Gracida Date 10/8/09  
 Planning Approval Lyni Rando Date 10/8/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u>Ledman</u>	Date <u>10 8 09</u>		

# 585 25 1/2 Rd



SCALE 1 : 288



*Accepted*  
**ACCEPTED**  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING DIVISION  
IT IS THE APPLICANT'S RESPONSIBILITY TO  
PROPERLY LOCATE AND IDENTIFY  
PROPERTY LINES - PROPERTY LINES