

2526-0

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

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

Building Address 542 1/2 28 1/2 Rd  
 Parcel No. 2943-074-17-016  
 Subdivision Cottonwood  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 2 No. Proposed 0  
 Sq. Ft. of Existing Bldgs 2984 Sq. Ft. Proposed 1507  
 Sq. Ft. of Lot / Parcel 4,007.52  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) ~~1059~~ 1134 + 1364 + 270  
 Height of Proposed Structure 4 = 1,540

**OWNER INFORMATION:**

Name Sherry Heibner  
 Address 542 1/2 28 1/2 Rd  
 City / State / Zip GJ Co 81501

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

**APPLICANT INFORMATION:**

Name Sherry Heibner  
 Address 542 1/2 28 1/2 Rd  
 City / State / Zip GJ Co 81501  
 Telephone (970) 433-7555

\*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 PD Maximum coverage of lot by structures 70%  
 SETBACKS: Front 14' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO X  
 Side 5' from PL Rear 10' from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO X  
 Maximum Height of Structure(s) \_\_\_\_\_ Parking Requirement \_\_\_\_\_  
 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).

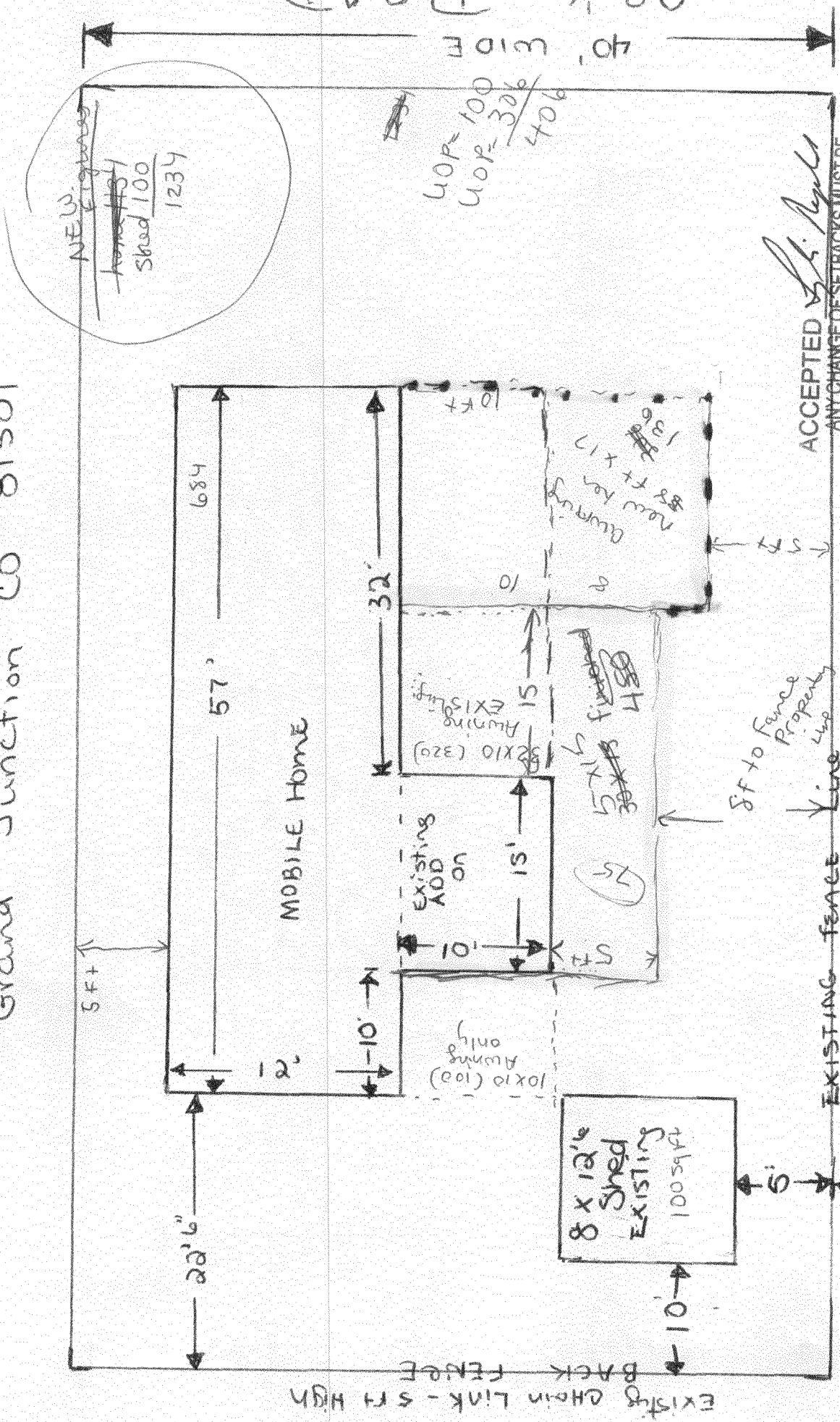
Applicant Signature Sherry L. Heibner Date 8/14/2009  
 Planning Approval \_\_\_\_\_ Date 8/14/2009

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>Markella</u>		Date <u>8/14/09</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)

204 + 150 = Home is now 984  
~~654 + 450 = Change to 1104~~

542 1/2 28 1/2 Rd  
 Grand Junction CO 81501



NEW Shed  
~~Home 100~~  
 Shed 100  
 1234

40P = 100  
 40P = 300  
 40P

ACCEPTED *[Signature]*  
 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.

EXISTING FENCE LINE  
 100' LONG  
 5 foot to neighbors Home from fence line

