

|        |       |
|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | /     |
| SIF \$ | /     |

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Public Works & Planning Department**

BLDG PERMIT NO. JK

9948-0 -

Building Address 3510 Applewood  
 Parcel No. 2945-011-31-017  
 Subdivision Pleasant Run Spring Valley  
 Filing 6 Block 15 Lot 17

No. of Existing Bldgs 1 No. Proposed 0  
 Sq. Ft. of Existing Bldgs 2,000 Sq. Ft. Proposed 0  
 Sq. Ft. of Lot / Parcel 13,024  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2,000  
 Height of Proposed Structure 8'-9"

**OWNER INFORMATION:**

Name Mike McDowell  
 Address 3510 Applewood  
 City / State / Zip Grand Jct CO 81502

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Mike McDowell  
 Address 3510 Applewood  
 City / State / Zip Grand Jct CO 81502  
 Telephone 970 640-9488

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): Cover over patio

NOTES: NO SWR/WTR change  
10' x 20' Cover over existing concrete patio

**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-5</u>                                                                 | Maximum coverage of lot by structures <u>60%</u>    |
| SETBACKS: Front <u>20'</u> from property line (PL)                              | Permanent Foundation Required: YES _____ NO _____   |
| Side <u>5'</u> from PL Rear <u>25'</u> from PL                                  | Floodplain Certificate Required: YES _____ NO _____ |
| Maximum Height of Structure(s) <u>35</u>                                        | Parking Requirement _____                           |
| Voting District _____ Driveway Location Approval _____<br>(Engineer's Initials) | Special Conditions <u>ACCO approval</u>             |

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 4/10/2009  
 Planning Approval Daylene Henderson Date 4-10-2009

|                                                        |                     |                                        |                                  |
|--------------------------------------------------------|---------------------|----------------------------------------|----------------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES                 | <input checked="" type="checkbox"/> NO | W/O No. <u>NO SWR/WTR Change</u> |
| Utility Accounting <u>0</u>                            | Date <u>4/10/09</u> |                                        |                                  |

# City of Grand Junction GIS Zoning Map ©



4-10-09

*Gayleen Anderson*

**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.