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

BLDG PERMIT NO. _____

Building Address 2874 Arrastra LN
 Parcel No. 2943-301-95-010
 Subdivision UNWEAP HEIGHTS
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 2
 Sq. Ft. of Existing Bldgs 1996 Sq. Ft. Proposed 480
 Sq. Ft. of Lot / Parcel .321 AC
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name SAMS GARCIA HERNANDEZ
 Address _____
 City / State / Zip _____

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 2 Shed S-r

APPLICANT INFORMATION:

Name SME
 Address _____
 City / State / Zip _____
 Telephone _____

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

NOTES: Both are ~~then~~ Heavy Duty Tarp

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-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>25</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____		
Side <u>3</u> from PL Rear <u>5</u> from PL	Floodplain Certificate Required: YES _____ NO <input checked="" type="checkbox"/>		
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement <u>2</u>		
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)	Special Conditions _____	

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.




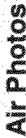





I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Dale Martin Date 6-23-09
 Planning Approval Wendy Spurr Date 6/23/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no sewer/water</u>
Utility Accounting <u>Done</u>	Date <u>6/23/09</u>		

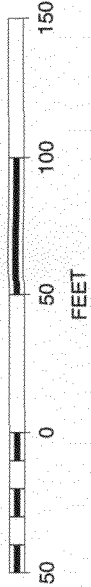
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

City of Grand Junction GIS Master Map ©

	201 Persigo Service Area
	Parcels
	Address Label
	Air Photos
	2008 Photos
	Highways
	Rivers
	Street Lables
	Ridges Irrigation Taps



SCALE 1 : 821



ACCEPTED *Hendy Sporn*
 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.