

FEE \$	10
TCP \$	460
SIF \$	2,554

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

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

Building Address 2201 Avenal  
 Parcel No. 2945 183 16 006  
 Subdivision Redlands Grove  
 Filing 1 Block 1 Lot 6

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1  
 Sq. Ft. of Lot / Parcel 8500 APPROX  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 4770 3758.00  
 Height of Proposed Structure 21 Ft

**OWNER INFORMATION:**

Name FORT ZODGERS  
 Address 202 N. Ave P.M.B 161  
 City / State / Zip GRAND Jct CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name SAME  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 234-2455

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: Eng'd foundation req'd

**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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>R-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7</u> from PL Rear <u>25</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>engineered foundation required</u>
Voting District <u>A</u>	Driveway Location Approval <u>OK per Ken F</u> (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 (Section 305, Uniform Building Code).

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 12/26/08  
 Department Approval [Signature] Date 1/29/09

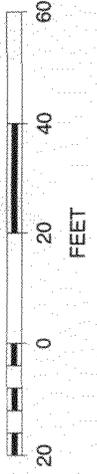
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>21329</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/29/09</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# City of Grand Junction GIS Zoning Map ©



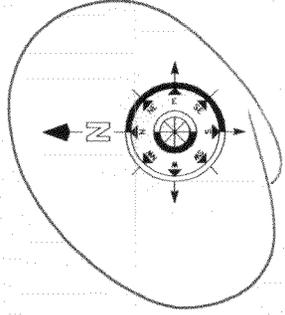
SCALE 1 : 406



TO CONSTRUCTION

*Track*

SOUTH CAMP ROAD



SITE PLAN INFORMATION	
SUBDIVISION NAME	REDLANDS GROVE
FILING NUMBER	NA
LOT NUMBER	6
BLOCK NUMBER	NA
STREET ADDRESS	2201 AVENAL CT.
COUNTY	MESA
GARAGE SQ. FT.	670 SF
COVERED ENTRY SQ. FT.	311 SF
COVERED PATIO SQ. FT.	280 SF
LIVING SQ. FT.	2248 SF
LOT SIZE	FRONT 20' SIDES 7' REAR 25'
SETBACKS USED	

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.

AVENAL CT.

