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TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. _____ *pl*

12592-0

Building Address 314 Cedar
 Parcel No. 2945-243-00-108
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1085 Sq. Ft. Proposed 768
 Sq. Ft. of Lot / Parcel 14'850
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1853 *1,025*
 Height of Proposed Structure 14'

OWNER INFORMATION:

Name Dave & Kathy Van Deman
 Address 315 Pine
 City / State / Zip Grand Jct CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name _____
 Address same
 City / State / Zip _____
 Telephone 970-241-5409

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): detached garage

NOTES:

No plumbing NO SWP/WTR Change

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 R-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side 5/3 from PL Rear 10/5 from PL Floodplain Certificate Required: YES _____ NO _____
 Maximum Height of Structure(s) 35' 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).

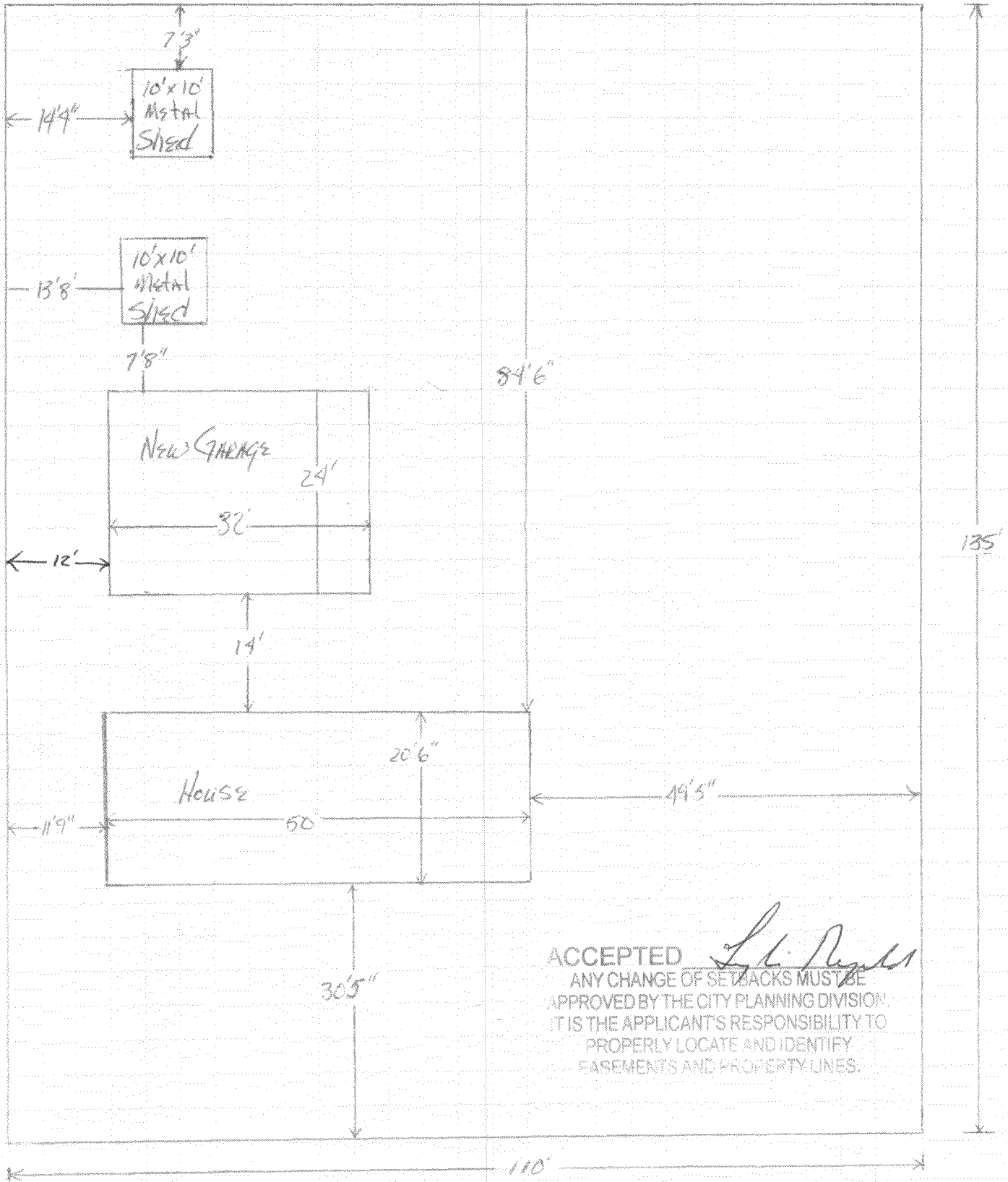
Applicant Signature D. Van Deman Date 1-21-2009
 Planning Approval [Signature] Date 1/23/2009

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO WTR/SWP Change</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/23/09</u>		

DAVID VAN DEMAN
314 CEDAR STREET
GRAND JUNCTION, CO. 81506
PARCEL: 2945-243-00-108

← N

1" = 16 feet



ACCEPTED *L. H. Reynolds*
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.

City of Grand Junction GIS Zoning Map ©



SCALE 1 : 222

