

FEE \$	10
TCP \$	
SIF \$	

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

BLDG PERMIT NO. 7320-0

Building Address 2007 College PL
 Parcel No. 2945-111-11-009
 Subdivision Monteney
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 3 No. Proposed 3 | SCREENS
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed penqola
 Sq. Ft. of Lot / Parcel .185
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name David Lindsay
 Address 2007 College PL
 City / State / Zip Garden Junction, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): penqola screens 20x50

APPLICANT INFORMATION:

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

***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 R-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side 3' from PL Rear 5' from PL Floodplain Certificate Required: YES _____ NO X
 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 David Lindsay Date 2-27-09
 Planning Approval Lyle Pyles Date 2-27-09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
--	-----	----	---------

Utility Accounting	Date
--------------------	------

City of Grand Junction GIS Master Map ©



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
ALL SETBACKS AND SETBACK LINES.

SCALE 1 : 163

