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TCP \$	/
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO.	42931-1
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Building Address 2205 ^{Desert} Varish Crt No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2945-192-10-012 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision Canyon Rim Sq. Ft. of Lot / Parcel _____
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:
 Name Fred Barbero
 Address 2205 Desert Varish Crt
 City / State / Zip Grand Jet Co 815

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:
 Name Innovative Home Improvement
 Address 483 30th rd
 City / State / Zip Grand Jet Co 81504
 Telephone 361-1930

***TYPE OF HOME PROPOSED:**
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): Wine Cooler 6'x8' inside of Garage

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-2</u>	Maximum coverage of lot by structures <u>30%</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____		
Side <u>15</u> from PL Rear <u>30</u> from PL	Floodplain Certificate Required: YES _____ NO _____		
Maximum Height of Structure(s) <u>35</u>	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).

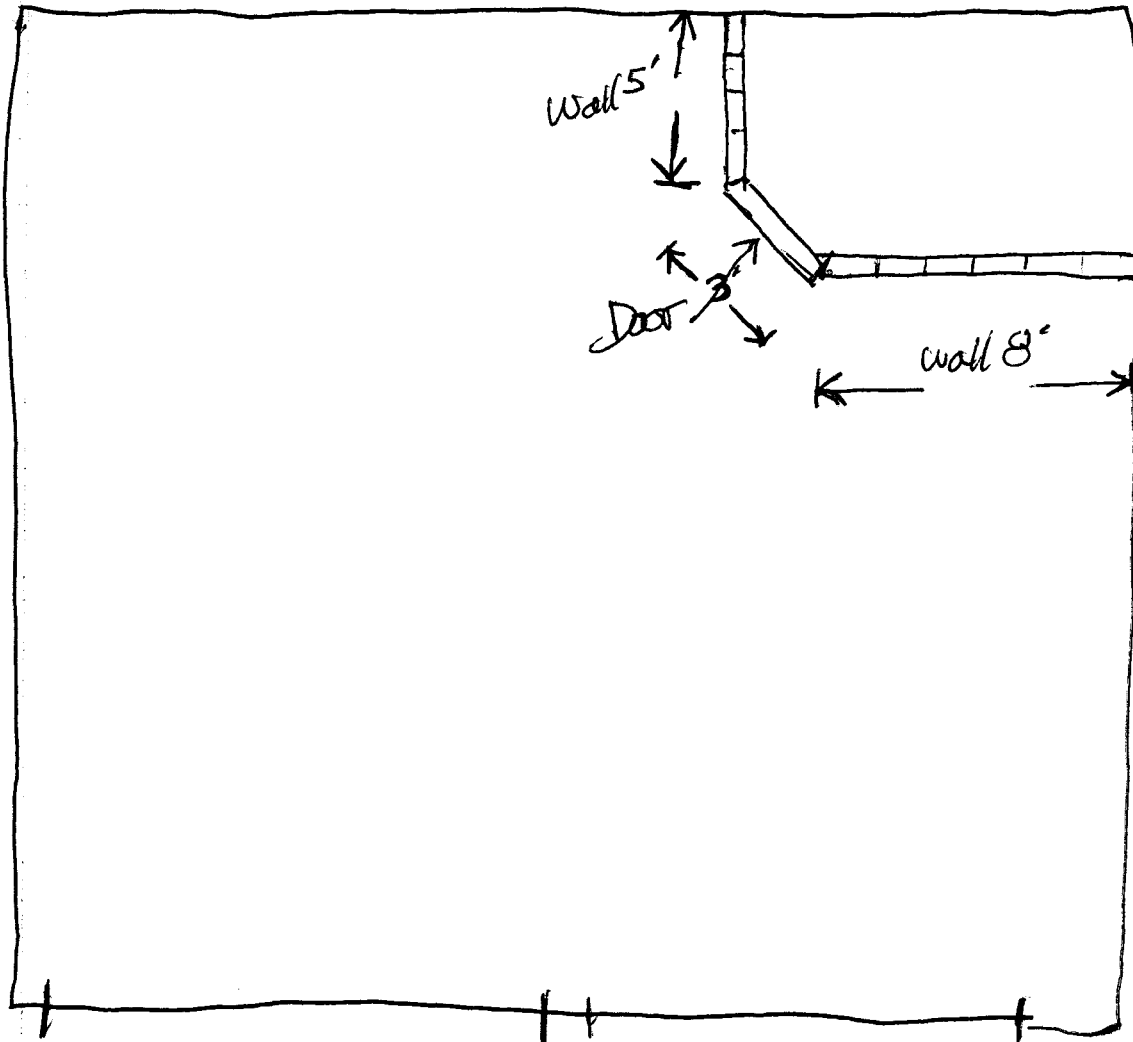
Applicant Signature [Signature] Date 9-18-09
 Planning Approval [Signature] Date 9/18/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO chg in use</u>
Utility Accounting <u>Marshall Cole</u>	Date <u>9/18/09</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)

DD

Wine Cooler



ACCEPTED *Pat Dunlap* 9/18/09
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.

2205 Desert Varnish Ct



SCALE 1 : 365

