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TCP \$	
SIF \$	

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

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

Building Address 2899 F<sup>1</sup>/<sub>4</sub> Rd No. of Existing Bldgs 2 No. Proposed 1  
 Parcel No. 2943-064-04-001 Sq. Ft. of Existing Bldgs 1912 Sq. Ft. Proposed 190  
 Subdivision Darla Jean Subdivision Sq. Ft. of Lot / Parcel 10,759.32  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) ~~# 2567~~ 2390  
 Height of Proposed Structure 8'

**OWNER INFORMATION:**

Name Vicki and David McKay DESCRIPTION OF WORK & INTENDED USE:  
 Address 2899 F<sup>1</sup>/<sub>4</sub> Rd  New Single Family Home (\*check type below)  
 City / State / Zip Grand Junct, CO 81506  Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Vicki McKay David McKay \*TYPE OF HOME PROPOSED:  
 Address 2899 F<sup>1</sup>/<sub>4</sub> Rd  Site Built  Manufactured Home (UBC)  
 City / State / Zip Grand Junct, CO 81506  Manufactured Home (HUD)  
 Telephone 970 263 8681  Other (please specify): Shed 10 x 19 -  
 NOTES: Storage only

**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-5 Maximum coverage of lot by structures 60%  
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO X  
 Side 5/3 from PL Rear 25/5 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)

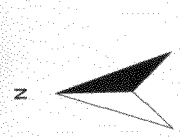
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 Vicki McKay Date 6/24/09  
 Planning Approval Pat Dunlop Date 6/24/09

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. <u>NO WTR/SEWER CHARGE</u>
Utility Accounting			Date <u>6/24/09</u>

# City of Grand Junction GIS Zoning Map ©



SCALE 1 : 425

