

FEE \$	10
TCP \$	5
SIF \$	

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

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

Ref # 9373-0

Building Address 703 IVANHOE WAY  
 Parcel No. 2701-353-17-008  
 Subdivision SUNSET TERRACE  
 Filing \_\_\_\_\_ Block 6 Lot 8

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 1800 Sq. Ft. Proposed 576  
 Sq. Ft. of Lot / Parcel 12,456  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 1,976  
 Height of Proposed Structure 13'

**OWNER INFORMATION:**

Name MONTY LUELLEN  
 Address 703 IVANHOE WAY  
 City / State / Zip G.J., CO 81506

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name MOR STORAGE INC.  
 Address 3010 I-70B  
 City / State / Zip G.J., CO 81504  
 Telephone 254-0460

**\*TYPE OF HOME PROPOSED:**

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

NOTES: 24' X 24' DETACHED GARAGE  
-removing existing carport (400SF)

**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 R4 Maximum coverage of lot by structures 50  
 SETBACKS: Front 25 from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 Side 3 from PL Rear 5 from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Maximum Height of Structure(s) 35 Parking Requirement 2  
 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).

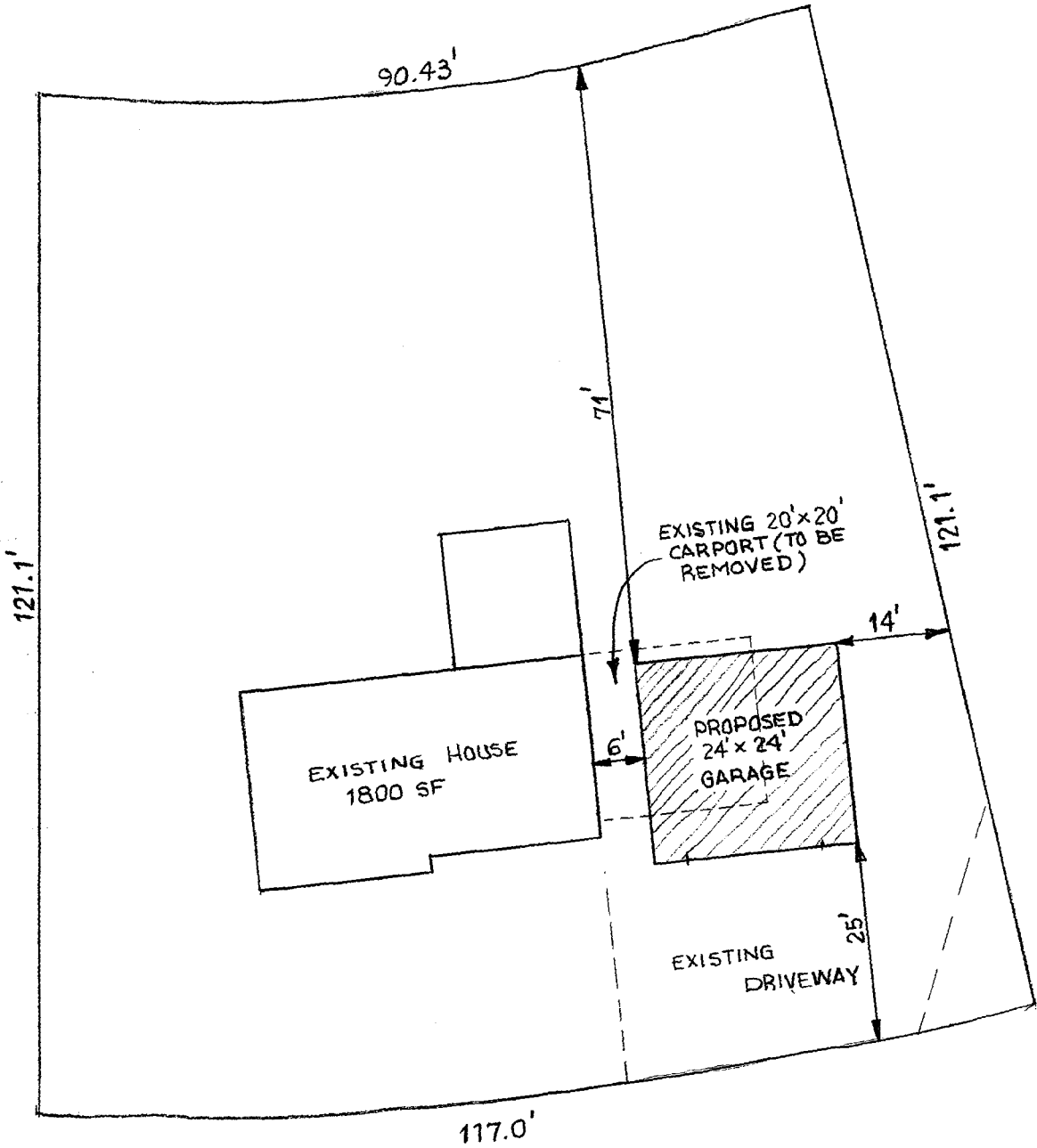
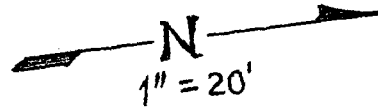
Applicant Signature [Signature] Date 5-18-09  
 Planning Approval [Signature] Date 5/20/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO change</u>
Utility Accounting	Date <u>5-20-09</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)

703 IVANHOE WAY  
G.J., CO. 81506

ACCEPTED *clm*  
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.



IVANHOE WAY