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

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

Building Address 1793 LESA CRT  
 Parcel No. 2945-234-13-003  
 Subdivision MICHAELA VILLAGE  
 Filing \_\_\_\_\_ Block 2 Lot 3

No. of Existing Bldgs 3 No. Proposed 4  
 Sq. Ft. of Existing Bldgs 1870 Sq. Ft. Proposed 1970  
 Sq. Ft. of Lot / Parcel 9191  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 608 (drive) + 1970 = 2578  
 Height of Proposed Structure 6'5"

**OWNER INFORMATION:**

Name RENEE CALDER  
 Address 1793 LESA CT  
 City / State / Zip GRAND JUNCTION CO  
81503

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): shed 12x12 (existing) & green house 8x24 (existing) & new 10x10 shed

**APPLICANT INFORMATION:**

Name RENEE CALDER  
 Address 1793 LESA CT  
 City / State / Zip GRAND JUNCTION CO  
81503  
 Telephone 245-2952

**\*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 R8 Maximum coverage of lot by structures 70  
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO X  
 Side 5/3 from PL Rear 10/5 from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO X  
 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 10/19/09  
 Planning Approval [Signature] Date 10/19/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>No Plumbing</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/19/09</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)

# 1793 Lesa Court



ACCEPTED  
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.

SCALE 1 : 239

