

FEE \$	10 <sup>00</sup>
TCP \$	/
SIF \$	/

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

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

42

2673 B<sup>1</sup>/<sub>2</sub> Rd

Building Address 235 LINDEN AVE  
 Parcel No. 2145-264-00-053  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 3 HOUSES No. Proposed 0  
 1500, 1200, 400, Sq. Ft. of Existing Bldgs SHEDS Sq. Ft. Proposed 0  
 Sq. Ft. of Lot / Parcel 18 ACRES - ROAD = 17.3  
757116.36  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name KEN STATION  
 Address 235 LINDEN AVE  
 City / State / Zip GRAND JCT. CO 81503

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): Solar panels 8' x 10'

**APPLICANT INFORMATION:**

Name ME  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 970 241 5725

\*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-2 Maximum coverage of lot by structures 35%  
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO X  
 Side 15/3 from PL Rear 30/5 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.

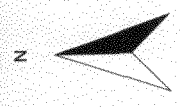
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Ken Station Date 12-16-2009

Planning Approval Pat Overlap Date 12/16/09

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No.
Utility Accounting	<u>Pat Overlap</u>		Date <u>12/16/09</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)



ACCEPTED *Pat Linder 12/16/09*

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.

SCALE 1 : 1,800

