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

BLDG PERMIT NO. 26193

Building Address 2803 NORTHSTAR No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2943-062-32-002 Sq. Ft. of Existing Bldgs 2,340 Sq. Ft. Proposed _____
 Subdivision NORTHSTAR Sq. Ft. of Lot / Parcel 6,534
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2,340 35%
 Height of Proposed Structure _____

OWNER INFORMATION:

Name C. Gary & Diana Scott DESCRIPTION OF WORK & INTENDED USE:
 Address 2803 Northstar New Single Family Home (*check type below)
 City / State / Zip Grand Jct, Co. 81506 Interior Remodel Addition
 Other (please specify): SHED 96" x 12"

APPLICANT INFORMATION:

Name Diana Scott *TYPE OF HOME PROPOSED:
 Address 2803 Northstar Site Built Manufactured Home (UBC)
 City / State / Zip Grand Jct, CO. 81506 Manufactured Home (HUD)
 Telephone 970-256-9675 Other (please specify): _____
 NOTES: NO SEWER OR WATER

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
 Side 5/3 from PL Rear 25/5 from PL Floodplain Certificate Required: YES NO
 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).

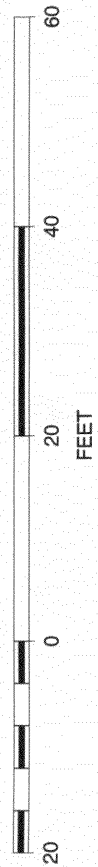
Applicant Signature Diana Scott Date 3-3-09
 Planning Approval Jayli Reynolds Date 3/3-09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO SEWER / WATER</u>
Utility Accounting	<u>[Signature]</u>		Date <u>3/3/09</u>

City of Grand Junction GIS Zoning Map ©



SCALE 1 : 217



ACCEPTED *L. L. Ryland* 3/3/09

ANY CHANGE OF TRACKS MUST BE PROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

