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

BLDG PERMIT NO. 52470-0

Building Address 2070 Rainsance Ct No. of Existing Bldgs 1 No. Proposed 2
 Parcel No. 2947-151-53009 Sq. Ft. of Existing Bldgs 3200 Sq. Ft. Proposed 200
 Subdivision Independence Ranch Sq. Ft. of Lot / Parcel 16,204.32
 Filing 1D Block 1 Lot 9
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3200 + 200 + 960 = 4360
 Height of Proposed Structure 8'

OWNER INFORMATION:

Name Toby Mason
 Address 2070 Rainsance Court
 City / State / Zip Grand Jct, CO 81507

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Storage Shed 10x20'

APPLICANT INFORMATION:

Name Toby Mason
 Address 2070 Rainsance Court
 City / State / Zip Grand Jct, CO 81507
 Telephone 970 623 6439

***TYPE OF HOME PROPOSED:**

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

NOTES: Acco approval

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 PD Maximum coverage of lot by structures N/A
 SETBACKS: Front 25 from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side 10/3 from PL Rear 20/3 from PL Floodplain Certificate Required: YES _____ NO X
 Maximum Height of Structure(s) 32 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 Toby Mason Date 12/9/09
 Planning Approval Pat O'neill Date 12/9/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>No chg in use</u>
Utility Accounting <u>Marshall Cole</u>	Date <u>12/9/09</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)

Street view



I would like to put a storage shed on my property at 2070 Raindance Court. Its location is represented by the solid black rectangle on this photo. I am buying this shed from Brian Fisher at 2079 Raindance Court. The manufacturer of this shed is Mor Storage Sales of Grand Junction and they will professionally move it to my property. It was built and finished in 2007 per CC&R guidelines. It measures 10' x 20', with a maximum height of 8'. The setbacks are 46' from the ^{side wall} street, and 3' from the East property line in accordance with City Code. Thank you. Toby Mason -- 970-623-6439