

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

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

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

Building Address 2212 Red Canyon Ct # 61950 No. of Existing Bldgs 1 No. Proposed \_\_\_\_\_  
 Parcel No. 2945-193-07-010 Sq. Ft. of Existing Bldgs 2900 Sq. Ft. Proposed 337.5  
 Subdivision Monument Valley Sq. Ft. of Lot / Parcel 78,582.24  
 Filing 5 Block \_\_\_\_\_ Lot \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3237.5  
 Height of Proposed Structure 13.5

**OWNER INFORMATION:**

Name TERRY BERG  
 Address 2212 Red Canyon Ct  
 City / State / Zip GR Jct CO 81507

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): CARPORT 12.5x27

**APPLICANT INFORMATION:**

Name BY OWNER  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 242-3104

**\*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 PD Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 40 from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO X  
 Side 35 from PL Rear 35 from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO X  
 Maximum Height of Structure(s) \_\_\_\_\_ Parking Requirement \_\_\_\_\_  
 Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_ Special Conditions \_\_\_\_\_  
 (Engineer's Initials)

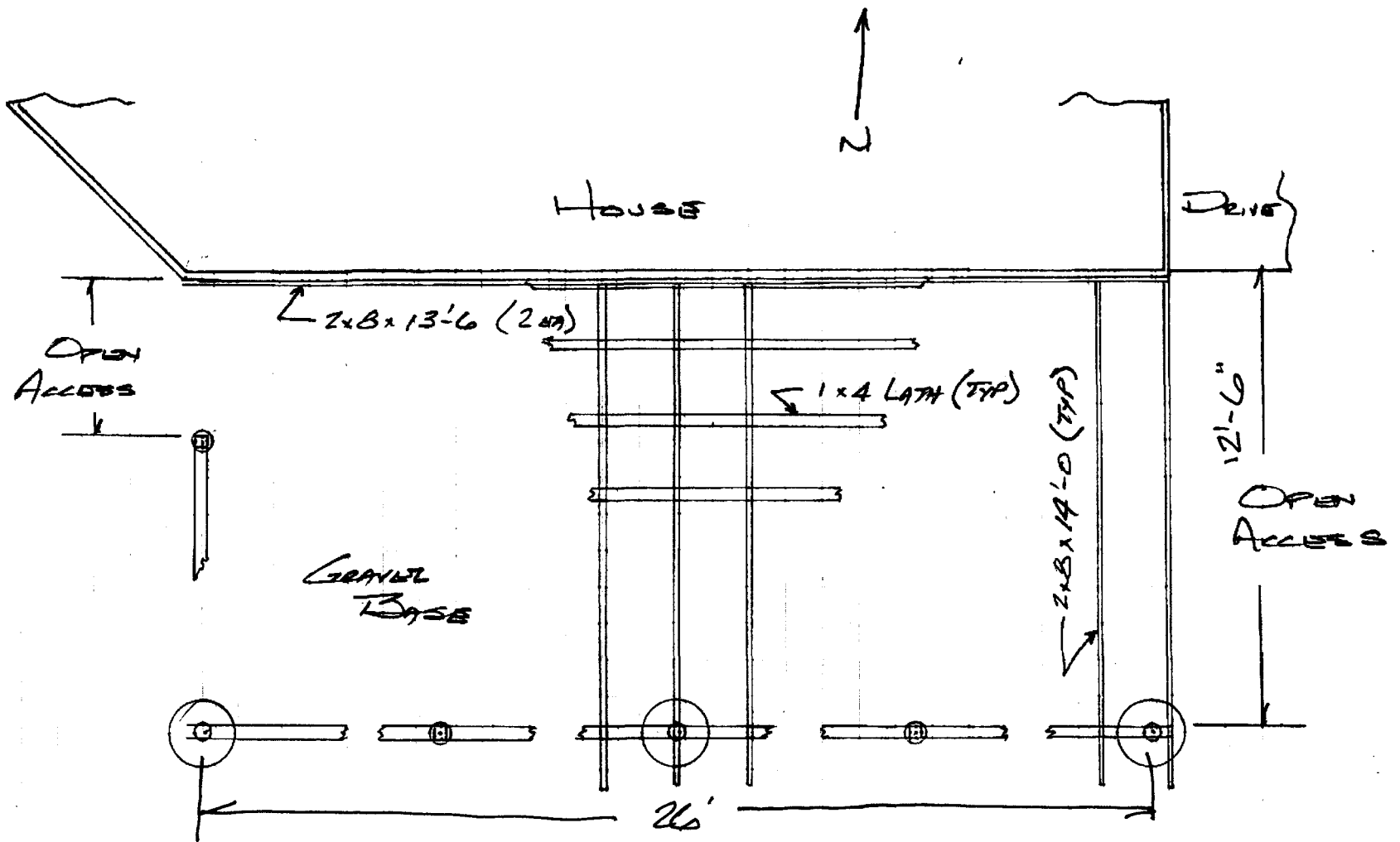
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 Terry Berg Date 9.21.2009  
 Planning Approval Pat Denlap Date 9/21/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No
Utility Accounting	<u>Pat Denlap</u>		Date <u>9-21-09</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)










PLAN VIEW

STREET

SCALE 4" = 1'-0"

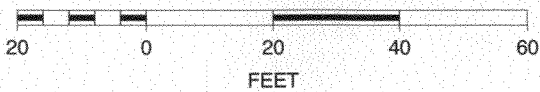
ACCEPTED *Pat Dwyer* 9/21/09  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

# City of Grand Junction GIS Master Map ©

-  201 Persigo Service Area
- Parcels**
-  Address Label
- Air Photos**
-  2008 Photos
-  Highways
-  Rivers
-  Street Labels
-  Ridges Irrigation Taps



SCALE 1 : 357



ACCEPTED *Pat Dwyer 9/21/09*  
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