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# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Public Works & Planning Department**

BLDG PERMIT NO.

5833-0

Building Address 2149 N 2nd St.  
 Parcel No. 2945-121-18-011  
 Subdivision DEL RAY PLAT  
 Filing Block 1 Lot 5

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 960 Sq. Ft. Proposed 377  
 Sq. Ft. of Lot / Parcel 8,102  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 1662 P'  
 Height of Proposed Structure 12'

**OWNER INFORMATION:**

Name Westwood Rental LLC  
 Address 3548 G Rd.  
 City / State / Palisado CO 81626

**APPLICANT INFORMATION:**

Name Schfer Const  
 Address 478 W. Chukar  
 City / State / Clifton CO 81520  
 Telephone 640-6481

**DESCRIPTION OF WORK & INTENDED USE:**

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

Garport - 10' x 12' - 2'

**\*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-8  
 SETBACKS: Front 20' / 25' from property line (PL)  
 Side 5' / 3' from PL Rear 10' / 5' from PL  
 Maximum Height of Structure(s) 40'  
 Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_  
 (Engineer's Initials)

Maximum coverage of lot by structures 70%  
 Permanent Foundation Required: YES  NO   
 Floodplain Certificate Required: YES  NO   
 Parking Requirement 2  
 Special Conditions \_\_\_\_\_

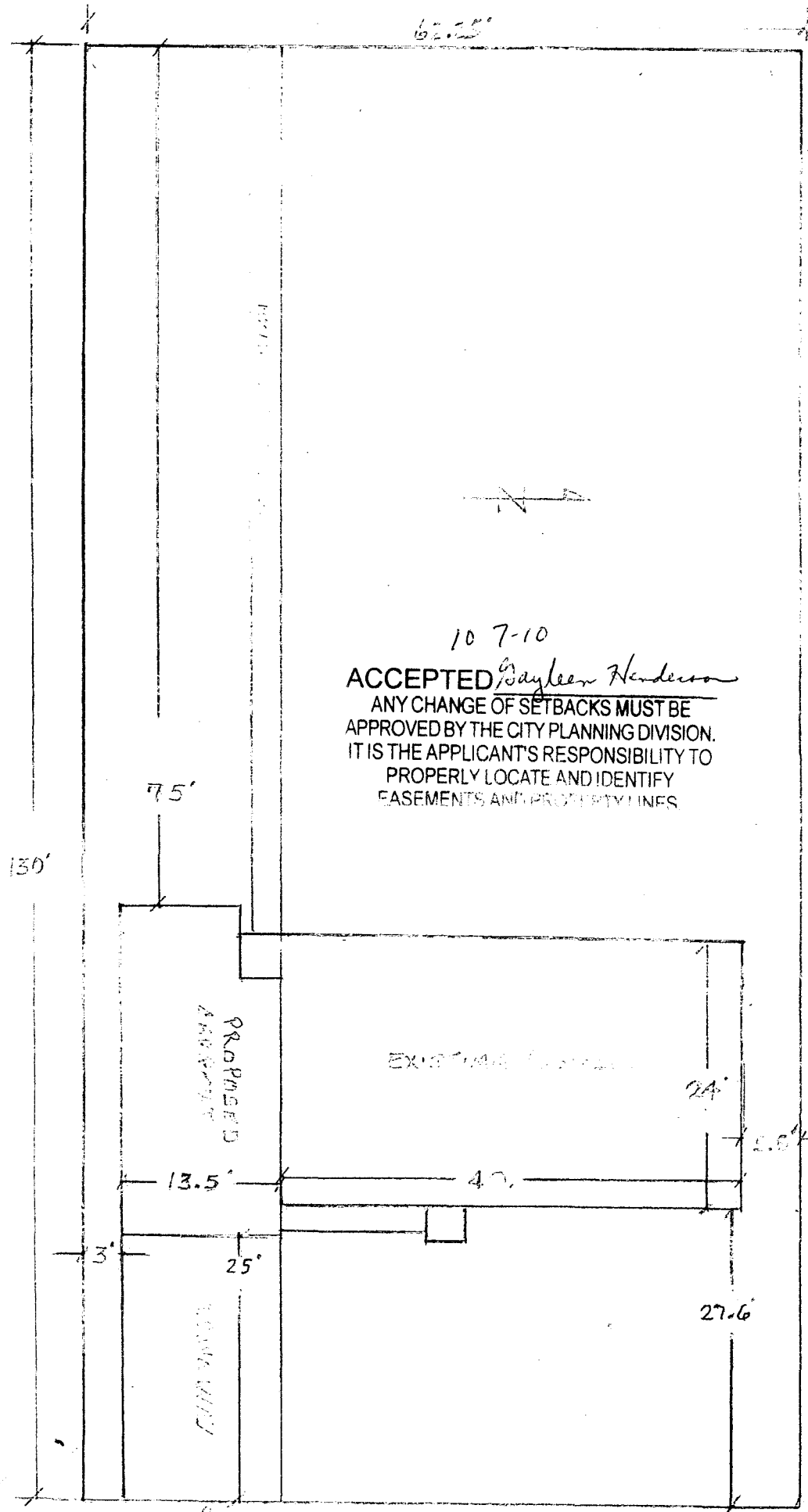
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 Milt Schfer Date 10-7-10  
 Planning Approval Rayken Henderson Date 10-7-10

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No No water/sewer charge.  
 Utility Accounting (circled) Date 10/7/10

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



PROPERTY LINE

10 7-10

ACCEPTED *Gayleen Henderson*

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

PROPERTY LINE

22<sup>ND</sup> STREET