FEE \$	10.00
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PLANNING CLEARANCE

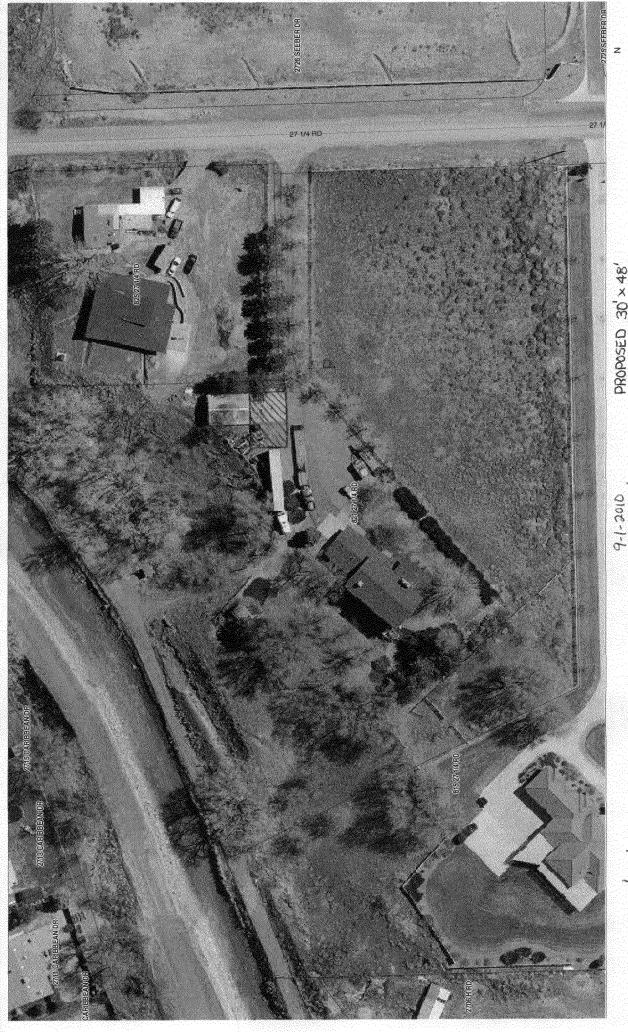
BLDG	PERMIT NO.

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

Building Address 821 2114 RD	No. of Existing Bldgs 2 No. Proposed 2
Parcel No. 2701 - 253 - 06 - 001	Sq. Ft. of Existing Bldgs 5,635 Sq. Ft. Proposed 1,440
Subdivision NORTH POINT	Sq. Ft. of Lot / Parcel 182, 299
Filing Block Lot 1	Sq. Ft. Coverage of Lot by Structures & Impervious Surface
	(Total Existing & Proposed)
OWNER INFORMATION:	Height of Proposed Structure 15 '
Name RANDY BEARD	DESCRIPTION OF WORK & INTENDED USE:
Address 821 27/4 RD	New Single Family Home (*check type below) Interior Remodel Other (please specify):
City / State / G.J., CO 8150 6	
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED: Site Built Manufactured Home (UBC)
Name MOR STORAGE	Manufactured Home (HUD) Other (please specify):
Address 3010 I-70B	
City / State / G.J., CO 81504	NOTES: 30 × 48 ADDITION TO SHOP
Telephone 254-0460	1440 sq ft.
	V
REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all extended property lines, ingress/egress to the property, driveway location	
property lines, ingress/egress to the property, driveway location	& width & all easements & rights-of-way which abut the parcel. LETED BY PLANNING STAFF
property lines, ingress/egress to the property, driveway location THIS SECTION TO BE COMP ZONE R-/	& width & all easements & rights-of-way which abut the parcel. LETED BY PLANNING STAFF Maximum coverage of lot by structures 20%
property lines, ingress/egress to the property, driveway location THIS SECTION TO BE COMP ZONE R-/	& width & all easements & rights-of-way which abut the parcel. LETED BY PLANNING STAFF
property lines, ingress/egress to the property, driveway location THIS SECTION TO BE COMP ZONE R-/	& width & all easements & rights-of-way which abut the parcel. LETED BY PLANNING STAFF Maximum coverage of lot by structures 20%
property lines, ingress/egress to the property, driveway location THIS SECTION TO BE COMP	& width & all easements & rights-of-way which abut the parcel. LETED BY PLANNING STAFF Maximum coverage of lot by structures 20% Permanent Foundation Required: YES NO
THIS SECTION TO BE COMP ZONE R-/ SETBACKS: Front 20'/25' from property line (PL) Side 15'/3' from PL Rear 30'/10' from PL Maximum Height of Structure(s) 35' Voting District Driveway Location Approval 13-14	**Example 2. **A width & all easements & rights-of-way which abut the parcel.** **LETED BY PLANNING STAFF** **Maximum coverage of lot by structures
THIS SECTION TO BE COMP ZONE R-/ SETBACKS: Front 20'/25' from property line (PL) Side 15'/3' from PL Rear 30'/10' from PL Maximum Height of Structure(s) 25' Vertice District Driveway	LETED BY PLANNING STAFF Maximum coverage of lot by structures 20% Permanent Foundation Required: YES NO Floodplain Certificate Required: YES NO Parking Requirement Special Conditions In writing, by the Public Works & Planning Department. The latil a final inspection has been completed and a Certificate of
THIS SECTION TO BE COMP ZONE	LETED BY PLANNING STAFF Maximum coverage of lot by structures Permanent Foundation Required: YES NO Parking Requirement Special Conditions In writing, by the Public Works & Planning Department. The atil a final inspection has been completed and a Certificate of partment. Information is correct; I agree to comply with any and all codes, project. I understand that failure to comply shall result in legal
THIS SECTION TO BE COMP ZONE R-/ SETBACKS: Front 20'/25' from property line (PL) Side 15'/3' from PL Rear 30'/10' from PL Maximum Height of Structure(s) Voting District Driveway Location Approval (Engineer's Initials) Modifications to this Planning Clearance must be approved, i structure authorized by this application cannot be occupied ur Occupancy has been issued, if applicable, by the Building Dept. I hereby acknowledge that I have read this application and the i ordinances, laws, regulations or restrictions which apply to the	LETED BY PLANNING STAFF Maximum coverage of lot by structures Permanent Foundation Required: YES NO Parking Requirement Special Conditions In writing, by the Public Works & Planning Department. The atil a final inspection has been completed and a Certificate of partment. Information is correct; I agree to comply with any and all codes, project. I understand that failure to comply shall result in legal
THIS SECTION TO BE COMP ZONE	LETED BY PLANNING STAFF Maximum coverage of lot by structures Permanent Foundation Required: YES NO Floodplain Certificate Required: YES Parking Requirement Special Conditions In writing, by the Public Works & Planning Department. The atil a final inspection has been completed and a Certificate of partment. Information is correct; I agree to comply with any and all codes, project. I understand that failure to comply shall result in legal inuse of the building(s).
THIS SECTION TO BE COMP ZONE R-/ SETBACKS: Front 20'/25' from property line (PL) Side 15'/3' from PL Rear 30'/10' from PL Maximum Height of Structure(s) Voting District Driveway Location Approval (Engineer's Initials) Modifications to this Planning Clearance must be approved, i structure authorized by this application cannot be occupied ur Occupancy has been issued, if applicable, by the Building Dept I hereby acknowledge that I have read this application and the i ordinances, laws, regulations or restrictions which apply to the action, which may include but not necessarily be limited to nor Applicant Signature	LETED BY PLANNING STAFF Maximum coverage of lot by structures Permanent Foundation Required: Parking Requirement Special Conditions In writing, by the Public Works & Planning Department. The still a final inspection has been completed and a Certificate of partment. Information is correct; I agree to comply with any and all codes, project. I understand that failure to comply shall result in legal inspection for the building(s). Date 9-1-10 Date 9-1-10

City of Grand Junction GIS Zoning Map ©



821 274 Rd

ACCEPTED Sugles The beach any CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY FASEMENTS AND PROVEED Y INFO

PROPOSED 30'×48' SHOP ADDITION



http://mapguide.ci.grandjct.co.us/maps6/Zoning_Map1.mwf

Monday, August 30, 2010 3:20 PM