

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

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

BLDG PERMIT NO. EXISTING ACCT.  
9632-0

Building Address 2664 Cambridge Rd No. of Existing Bldgs 1 No. Proposed 1  
 Parcel No. 2701-351-46-009 Sq. Ft. of Existing Bldgs 2260 Sq. Ft. Proposed 396  
 Subdivision Cambridge Sq. Ft. of Lot / Parcel 12458  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3406  
 Height of Proposed Structure 15 FT

**OWNER INFORMATION:**

Name Diane Stevens  
 Address 2664 Cambridge Rd  
 City / State / Zip Gr., CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): 12x33

**APPLICANT INFORMATION:**

Name Grand Valley Builders  
 Address 2558 Ranch Road  
 City / State / Zip Gr., CO 81505  
 Telephone 970-261-1080

**\*TYPE OF HOME PROPOSED:**

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

**NOTES:**

APR 29 2010 PA  
 TB

**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 20 from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 105 from PL Rear 810 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 Wetzel Date 4-29-10  
 Planning Approval Pat Dunlap Date 4/29/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>C. Bensen</u>	Date <u>4/29/10</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)



115'

112

R'

009  
2664 CAMBRIDGE RD

2662 CAMBRIDGE RD  
008

108

Addition

22'

38'

ACCEPTED *Planning & Zoning*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING DIVISION.  
IT IS THE APPLICANT'S RESPONSIBILITY TO  
VERIFY THE PROPERTY'S SETBACKS.

12'

25'

Concrete Drive