

#9371-0

FEE \$	10.00
TCP \$	4
SIF \$	4

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

Building Address 702 IANHOE WAY
 Parcel No. 2701-353-18-005
 Subdivision SUNSET TERRACE REPLAT
 Filing _____ Block 7 Lot 5

No. of Existing Bldgs 1 No. Proposed _____
 Sq. Ft. of Existing Bldgs 2065 Sq. Ft. Proposed 168
 Sq. Ft. of Lot / Parcel 0.25 ACRE
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2509
 Height of Proposed Structure 8 FT

OWNER INFORMATION:

Name ROBERT TENNEY
 Address 702 IANHOE WAY
 City / State / Zip GJ COLORADO 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name 3-D BUILDERS
 Address 2527 1/2 RD
 City / State / Zip GJ COLORADO 81505
 Telephone 970-250-3772

EAST SIDE MUST MAINTAIN 5' SETBACK AS REAR OF PROPERTY
 *TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): ATTACHED SUNROOM

NOTES: NO PLUMBING / ADD ELECTRICAL TO CODE!
NO EGRESS BLOCKED!

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 <u>R-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/>
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Floodplain Certificate Required: YES _____ NO <input checked="" type="checkbox"/>
Maximum Height of Structure(s) <u>40'</u>	Parking Requirement <u>2</u>
Voting District _____	Special Conditions <u>North Property is REAR SIDE YARD, EAST IS REAR</u>
Driveway Location Approval _____ (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 [Signature] Date 4/30/10
 Planning Approval [Signature] Date 6/1/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Sun porch</u>
Utility Accounting <u>[Signature]</u>	Date <u>6-1-10</u>		

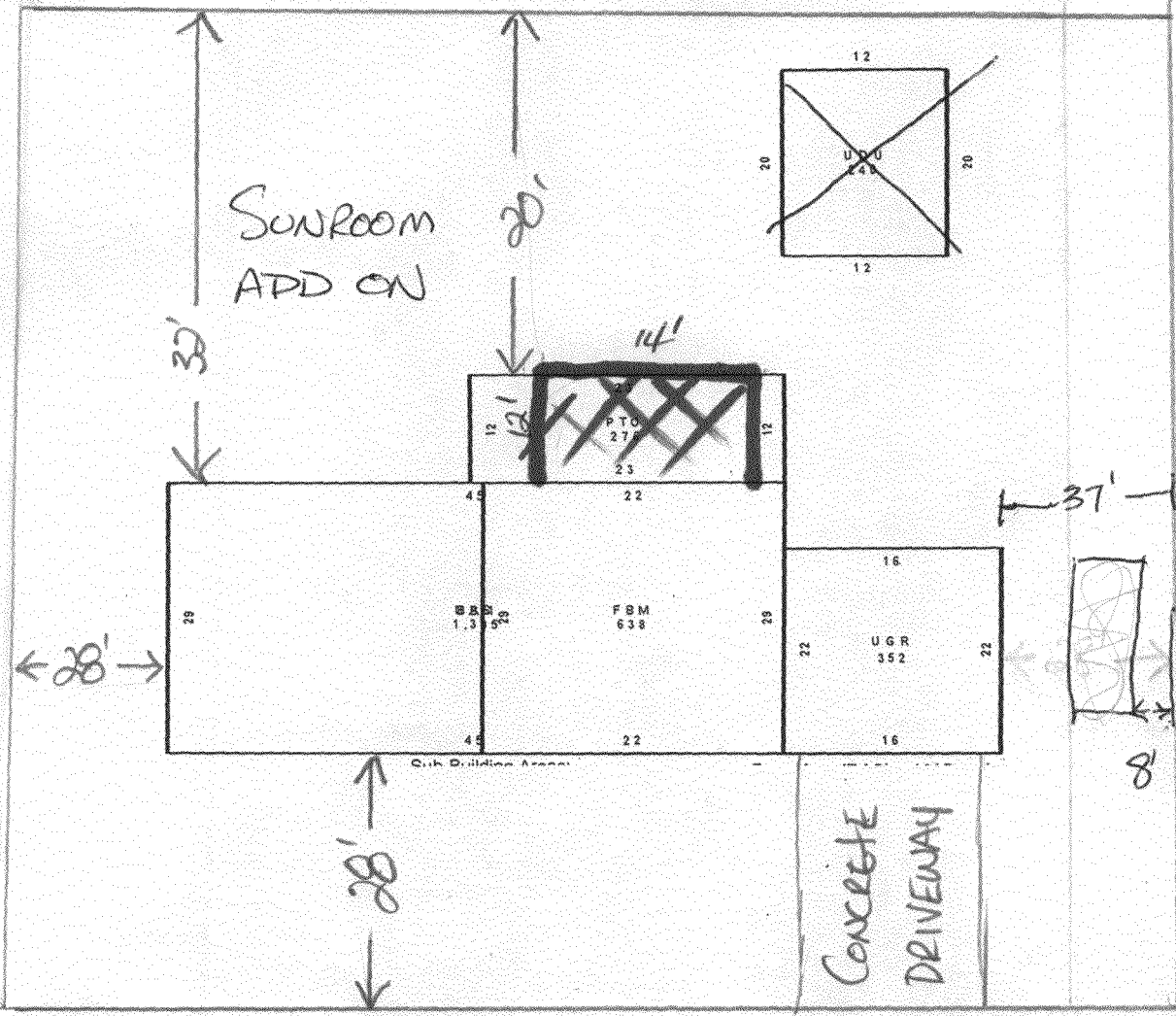
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

702 JUAN HOE WAY

SIDE

REAR

FRONT



FRONT

ACCEPTED

John R. [Signature]

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.

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. [REDACTED]

Building Address 702 IVANHOE WAY
 Parcel No. 2701-353-18-005
 Subdivision SUNSET TERRACE REPLAT
 Filing _____ Block 7 Lot 5

No. of Existing Bldgs 0 No. Proposed _____
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 10890
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 240
 Height of Proposed Structure 12~~20~~

OWNER INFORMATION:

Name ROBERT D. TENNEY
 Address 702 IVANHOE WAY
 City / State / Zip GRAND JUNCTION CO 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / Zip _____
 Telephone 970-242-9425

***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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'/25'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>7'/3'</u> from PL Rear <u>25'/5'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 (Section 305, Uniform Building Code).

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 Robert D. Tenney Date 3-27-06
 Department Approval Daylen Henderson Date 3-27-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>Li Beusley</u>	Date <u>3/27/06</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

City of Grand Junction GIS Zoning Map ©



703 IVANHOE WAY

704 IVANHOE WAY

700 ASH DR

701 IVANHOE WAY

IVANHOE WY

702 IVANHOE WAY

701 ASH DR

G RD

G RD

G RD

690 CRESTRIDGE DR

690 CRESTRIDGE DR

Gayle Anderson

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. WITH THE APPLICANT'S
RESPONSIBILITY TO MAINTAIN

LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

3-27-06

