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|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | 0 |
| SIF \$ | 0 |

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

BLDG PERMIT NO.

11884-0

Building Address 1793 LESA CT
 Parcel No. 2945-234-13-003
 Subdivision MICHAELA VILLAGE
 Filing _____ Block 2 Lot 3

No. of Existing Bldgs 24 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1496 Sq. Ft. Proposed 432
 Sq. Ft. of Lot / Parcel 9,191.16
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1822
 Height of Proposed Structure _____

OWNER INFORMATION:

Name RENEE CALDER
 Address 1793 LESA CT
 City / State / Zip GRAND JUNCTION CO 81503-4945

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): greenhouse 18'x24'
4324

APPLICANT INFORMATION:

Name RENEE CALDER
 Address 1793 LESA CT
 City / State / Zip Grand Junction CO 81503-4945
 Telephone 970-245-2952

*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 <u>R-8</u> | Maximum coverage of lot by structures <u>70%</u> | |
| SETBACKS: Front <u>20'/25'</u> from property line (PL) | Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | |
| Side <u>5'/3'</u> from PL Rear <u>10'/5'</u> from PL | Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | |
| Maximum Height of Structure(s) <u>40'</u> | Parking Requirement <u>2</u> | |
| 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 [Signature] Date 4/26/10
 Planning Approval [Signature] Date 5/11/10

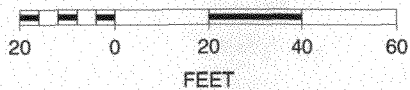
| | | | |
|--|---------------------|--|---------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. New water / Sewer |
| Utility Accounting <u>[Signature]</u> | Date <u>5/11/10</u> | | |

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)

City of Grand Junction GIS Zoning Map ©



SCALE 1 : 480



ACCEPTED *Pat Dwyer 5/11/10*
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.

