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# PLANNING CLEARANCE

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

BLDG PERMIT NO.

PER-2011-582  
36073

200605-1 81506

Building Address 640 E Pagosa Dr  
 Parcel No. 2943-063-20-006  
 Subdivision Gravo View Sub #3  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface \_\_\_\_\_  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:** Genevieve  
 Name Jerald Hoesel  
 Address 640 E Pagosa Dr  
 City / State / CO CO

**DESCRIPTION OF WORK & INTENDED USE:**  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): 8x14 Storage Shed

**APPLICANT INFORMATION:**  
 Name Same  
 Address \_\_\_\_\_  
 City / State / \_\_\_\_\_  
 Telephone 970.434.6260

**\*TYPE OF HOME PROPOSED:**  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): Storage only.

**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-5</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>5/3</u> from PL Rear <u>25/5</u> from PL	Floodplain Certificate Required: YES _____ NO _____
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 Jerald Hoesel Date 12/17/10  
 Planning Approval [Signature] Date 12/17/10

Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/>	W/O No. <u>NO SWR/WTR Charge</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/17/10</u>

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)

# City of Grand Junction GIS Zoning Map © *3' from property line*

