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

BLDG PERMIT NO. 90831



Your Bridge to a Better Community

Building Address 2485 G
Parcel No. 2945-041-00-133
Subdivision _____
Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 Proposed 1
Sq. Ft. of Existing Bldgs 1500 Proposed 1700
Sq. Ft. of Lot / Parcel 86,000 2 AC
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3200

OWNER INFORMATION:

Name PETE TAIT
Address 2485 G
City / State / Zip GJ

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name PETE TAIT
Address 2485 G
City / State / Zip GJ
Telephone 242-0356-

***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>RMF-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>
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 Emergency Work for PETE TAIT Date 8/12/03
Department Approval [Signature] Date 8/12/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date	<u>8/12/03</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)

In the Space Below Please Neatly Draw a Site Plan Showing the Following:
NO ATTACHMENTS WILL BE ACCEPTED.

1. An outline of the **property lines** with dimensions. []
2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure..... []
3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks)..... []
4. All **easements** and **rights-of-way** on the property. []
5. All **existing structures** on the property. []
6. All **streets** adjacent to the property and **street names** []
7. All existing and proposed **driveways**..... []
8. Location of existing and/or **proposed parking** and **number of spaces**. []
9. Location of streams and/or **drainages** []

Any of the above information the applicant fails to show on the drawing

ACCEPTED *W. Ashu Anagon* 8/12/03
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

↑ **NORTH**

