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PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

16952-10879

Building Address 840 26 1/2

Parcel No. 2701-204-00-013

Subdivision _____

Filing _____ Block _____ Lot _____

OWNER INFORMATION:

Name Tom Towler

Address 840 26 1/2 Rd

City / State / Zip Grand Junction CO 81506

APPLICANT INFORMATION:

Name Artis Brammer

Address 1310 Monument CT

City / State / Zip Fruita CO 81521

Telephone 270-0080

No. of Existing Bldgs 2 No. Proposed 1

Sq. Ft. of Existing Bldgs 3929 Sq. Ft. Proposed 1640

Sq. Ft. of Lot / Parcel 400,000+

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1500

Height of Proposed Structure 31'

DESCRIPTION OF WORK & INTENDED USE:

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

***TYPE OF HOME PROPOSED:**

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

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-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <input checked="" type="checkbox"/>
Side <u>3'</u> from PL Rear <u>5'</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 [Signature] Date 12-21-04

Department Approval [Signature] Date 12/21/04

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. Barh only

Utility Accounting [Signature] Date 12/22/04

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)

