

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

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

BLDG PERMIT NO. VAR-2004-134

17834-11465 (C)

Building Address 2470 CIMARRON DR
GRAND JCT. CO. 81505
 Parcel No. 2701-334-18-002
 Subdivision NORTH VALLEY
 Filing L Block 2 Lot 2

No. of Existing Bldgs 2 No. Proposed 0
 Sq. Ft. of Existing Bldgs 1788 Sq. Ft. Proposed 288
 Sq. Ft. of Lot / Parcel 9,257 SQ FT
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3,421 SQ FT

OWNER INFORMATION:

Name DONALD W. BRUNNER
 Address 2470 CIMARRON DR.
 City / State / Zip GRAND JCT. CO. 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name DONALD W. BRUNNER
 Address 2470 CIMARRON DR.
 City / State / Zip GRAND JUNCTION, CO. 81505

***TYPE OF HOME PROPOSED:**

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

Telephone 257-1299

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 RMF-5 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____

Side 5' from PL Rear 25' from PL Parking Requirement _____

Maximum Height of Structure(s) _____ Special Conditions Variance approval granted for 18' on rear setback

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 Donald W. Brunner Date 8-12-04
 Department Approval C. Jay Hall Date 8/12/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Admitted</u>	Date <u>8-12-04</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)

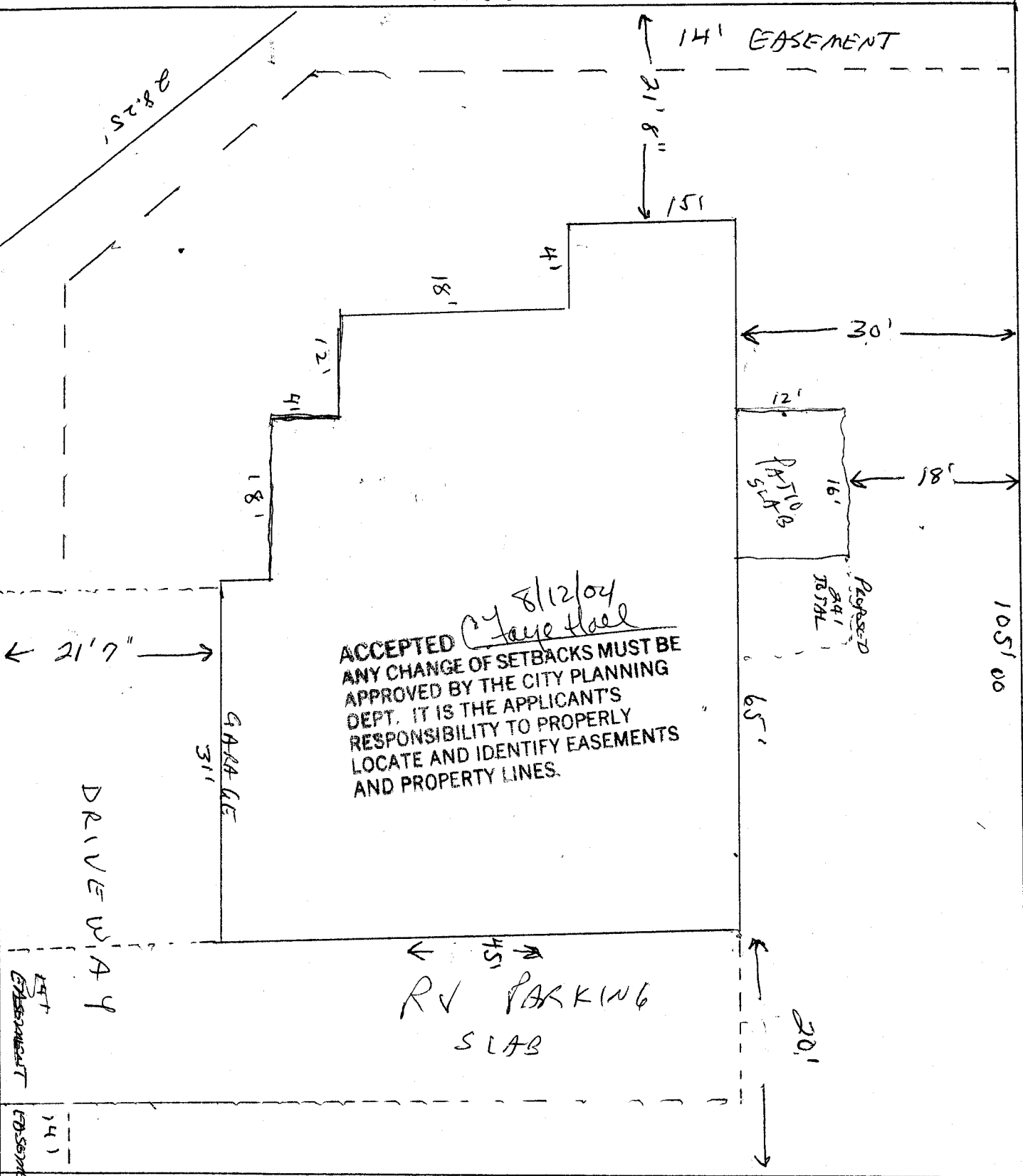
NORTH VALLEY DRIVE

SIDEWALK



2470 CIMARRON DR

SIDEWALK



ACCEPTED *8/12/04 Jaye Hoel*
 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.

14' EASEMENT

14' EASEMENT

FENCE

95' 00" FENCE