

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

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

BLDG PERMIT NO. _____

Building Address 2567 G. Rd
 Parcel No. 2945-031-00-147
 Subdivision None
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 4961 Sq. Ft. Proposed 4,961
 Sq. Ft. of Lot / Parcel 119,700 1st App
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 12,000

OWNER INFORMATION:

Name Mahoney Family Trust
 Address 2567 G. Rd
 City / State / Zip Grand Jet, Co 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name James Palmer
 Address 640 35 1/2 Rd
 City / State / Zip Palisade, Co 81526
 Telephone (970) 464-0122

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): Kitchen Remodel

NOTES: Remodel existing
Kitchen 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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-B Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side _____ from PL Rear _____ from PL Parking Requirement _____
 Maximum Height of Structure(s) _____ Special Conditions Interior
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials) Remodel Only

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 James Palmer Date June
 Department Approval C. Faye Hall Date 6/23/04

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

Utility Accounting [Signature] Date 6.23.04

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)

G Road

290.40'



135'

115'w-

162'

8'4.8

117.6'

29'

102'

Asphalt Driveway Parking

45'

Wood Deck

Rock Patio

68.3 2 story House w/ Frame basement

20'

24'

75'w-

Mahoney Res
2567 G Rd

ACCEPTED *(Signature)*
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. *No expansion*

15' Utility Easement Book 1157 Page 690
West 290.40'

NORTH 450.00'

SOUTH 450.00'