

FEE \$ 10.00

TCP \$ 500.00

SIF \$ 292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 3090 MANDAN

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2943-161-32-001

Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2100

Subdivision DAKOTA WEST SURVEY

Sq. Ft. of Lot / Parcel 9215

Filing 2 Block 6 Lot 1

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2100

OWNER INFORMATION:

Name GR WEST LLC.

DESCRIPTION OF WORK & INTENDED USE:

Address 474 BISMARCK ST.

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

City / State / Zip GRAND JUNCTION, CO

APPLICANT INFORMATION:

TYPE OF HOME PROPOSED:

Name SAME

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

Address _____

City / State / Zip _____

NOTES: _____

Telephone 255-8164

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>	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Parking Requirement <u>2</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Side <u>5'</u> from PL	Rear <u>25'</u> from PL	Maximum Height of Structure(s) <u>35'</u>
Voting District <u>C</u>	Driveway Location Approval <u>UL</u> <small>(Engineer's Initials)</small>	Special Conditions <u>Ltr from Lic Eng required</u>	<u>Remove Fence in Frontyard</u>
			Expiration date <u>6-11-05</u>

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 6-11-04

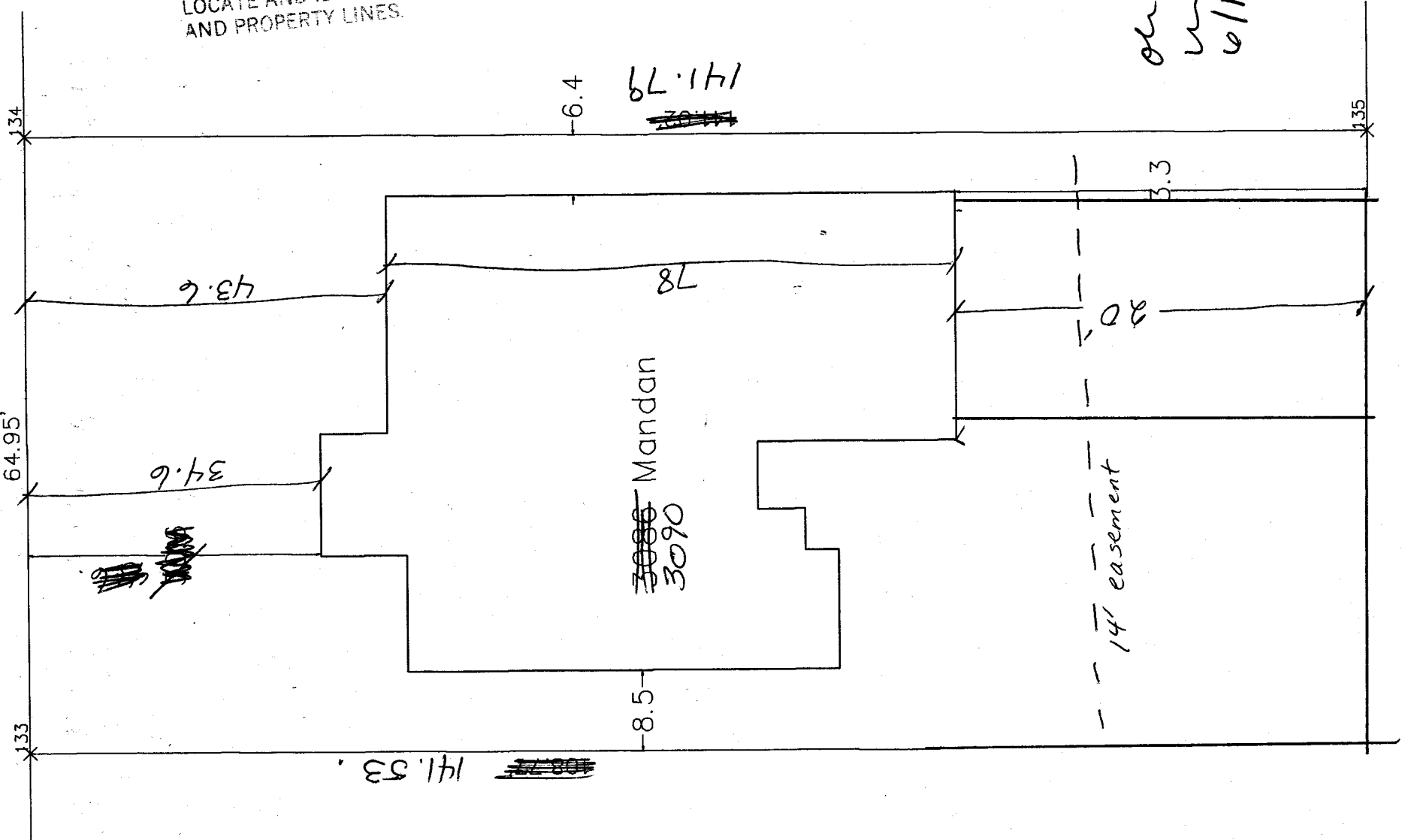
Department Approval [Signature] Date 6-11-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>7307</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/11/04</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)

6-11-04
ACCEPTED Gaylen Henden
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.

ok
w
6/11/04



64.95'

10' EASEMENT

6-16-04

Bayleen Henderson

ACCEPTED
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.

54.7

141.53'

141.79'

7.5

3090 Mandan

7.6

32.4

20'

14' EASEMENT

Driveway

20.0

65.15'

