

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 89819-47881
657 26 1/2 ROAD

No. of Existing Bldgs 1 No. Proposed _____

Parcel No. 1945-022-00-030

Sq. Ft. of Existing Bldgs 3200 Sq. Ft. Proposed 812

Subdivision _____

Sq. Ft. of Lot / Parcel _____

Filing _____ Block _____ Lot _____

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

OWNER INFORMATION:

Height of Proposed Structure _____

Name DYER / POIERI

DESCRIPTION OF WORK & INTENDED USE:

Address 657 26 1/2 RD

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

City / State / Zip CO. CO 81503

APPLICANT INFORMATION:

***TYPE OF HOME PROPOSED:**

Name KAREWS CONTRACTING

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

Address 2625 MESA AVE

City / State / Zip CO. CO 81501

NOTES: REMODEL EXISTING GARAGE & CONSTRUCT NEW GARAGE

Telephone 242-6834

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-1

Maximum coverage of lot by structures 20%

SETBACKS: Front 20'/25' from property line (PL)

Permanent Foundation Required: YES NO

Side 15'/3' from PL Rear 30'/10' from PL

Parking Requirement 2

Maximum Height of Structure(s) 35'

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 7-5-05

Department Approval [Signature] Date 7-11-05

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

Utility Accounting [Signature] LIVING SPACE IN EXISTING ATTACHED GARAGE Date 7/11/05

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)

City of Grand Junction GIS Zoning Map ©



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.

Handwritten signature and date:
7-11-05
Hedley
Hedley

