

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

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

BLDG PERMIT NO. _____

Building Address 609 28 3/4 Rd
Parcel No. 2943-064-00-028
Subdivision N/A
Filing N/A Block N/A Lot N/A

No. of Existing Bldgs 1 No. Proposed 1
Sq. Ft. of Existing Bldgs 2100 Sq Ft Sq. Ft. Proposed 200 576 Sq Ft
Sq. Ft. of Lot / Parcel Apprx 43,560 Sq Ft
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) Apprx 3150 Sq Ft
Height of Proposed Structure Apprx 18' Tall

OWNER INFORMATION:

Name Mr. & Mrs Head
Address 609 28 3/4 Rd
City / State / Zip Grand Jet, Co 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Robert Dorssey
Address P.O. Box 40483
City / State / Zip Grand Jet, Co 81504
Telephone 970-986-1783

***TYPE OF HOME PROPOSED:**

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

NOTES: 24'x24' Detached GARAGE

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 60%
SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES X NO _____
Side 5' from PL Rear 25' 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 Robert Dorssey Date 4-22-05
Department Approval C. Faye Hall Date 4/25/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting	<u>D. Dorssey</u>		Date <u>4/25/05</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)

132.0 (Back)

Head Residence
609 28 3/4 Rd
Grand Jet, Co

Parcel #
2943-064-00-028

Detached Garage
Add

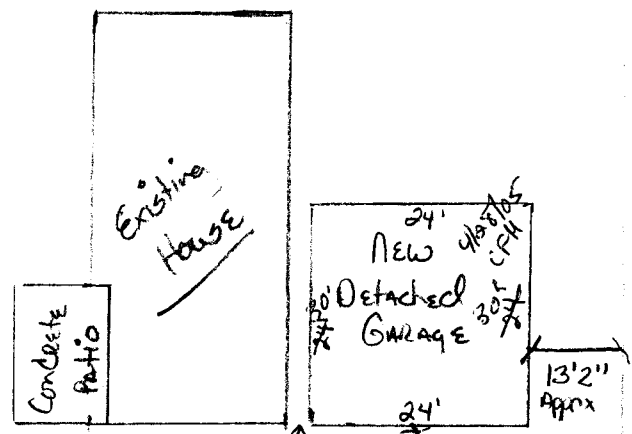
4/25/05
ACCEPTED C. J. Farrell
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

330.0'

330.0'

North ↓

Existing Dirt Driveway



5' BETWEEN
Existing HOUSE &
NEW GARAGE

132.0'

(Front) 28 3/4 Road