

BLDG PERMIT NO.

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

FEE \$ <u>101-</u>
TCP \$
SIF \$

Building Address 18989-12163 2710 B³/₄ Rd.

Parcel No. 2945-252-0900A

Subdivision Cyphers Subdivision

Filing Repeat of Lot 1 Block 3 Lot 6

No. of Existing Bldgs 2 No. of Proposed 0

Sq. Ft. of Existing Bldgs 1398 Sq. Ft. Proposed 0

Sq. Ft. of Lot / Parcel .164

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

Height of Proposed Structure _____

OWNER INFORMATION:

Name Laura Dohy

Address 2710 B³/₄ Rd.

City / State / Zip Grand Jct, CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Laura Dohy

Address 2710 B³/₄ Rd.

City / State / Zip Grand Jct, CO 81503

Telephone 910-257-0303

*TYPE OF HOME PROPOSED:

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): To permit existing shed

NOTES: _____

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-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>
Side <u>3'</u> from PL Rear 5' <u>5'</u> from PL	Parking Requirement <u>N/A</u>
Maximum Height of Structure(s) 35' <u>35'</u>	Special Conditions Setback <u>Easement is larger than setback (10'), so easement setback applies</u>
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 Laura Dohy Date 12/12/05

Department Approval Kathy Valdez Date 12-12-05

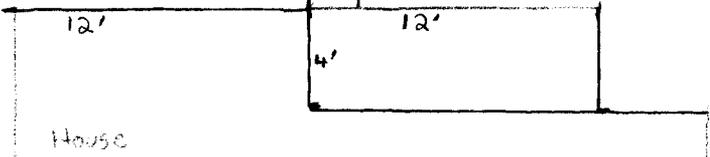
Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u> W/O No. <u>Shed only</u>
Utility Accounting <u>CM Cole</u> Date <u>12/12/05</u>

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)

DRIVE WAY

B^{3/4}Rd

Property Line
IRRIGATION EASEMENT



3 1/2'

12'

8 1/2'

5'

WOOD FENCE

38 1/2' ROSES GARDEN

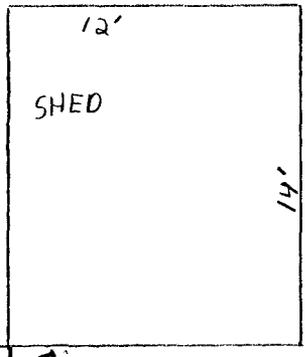
2 1/2'

8' CHAIN LINK 3 1/2' 9.5' 18'

Cement Pad

8'

10'



WOOD FENCE

2 1/2'

3'

8'

2 1/2'

4 1/2'

10'

WOOD FENCE

Property Line CHAIN LINK

67'