

FEE \$ <u>10.00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. _____

33377-2742

Building Address 840 Chipeta Ave GJ No. of Existing Bldgs 3 No. Proposed 3
 Parcel No. 2945-141-27-015-90149 Sq. Ft. of Existing Bldgs 1506 Sq. Ft. Proposed 1651
 Subdivision _____ Sq. Ft. of Lot / Parcel 6250 SF
 Filing _____ Block 48 Lot 22+ of 23 ^{E22 FT}
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1651
 Height of Proposed Structure 12 FT

OWNER INFORMATION:

Name Robert Joyner
 Address 704 26 1/2 Rd
 City / State / Zip GJ CO 81501

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Robert Joyner
 Address 704 26 1/2 Rd
 City / State / Zip GJ CO 81506
 Telephone 970-245-9190 or 260-5592

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): small addition to existing structure

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-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 5' from PL Rear 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 4/18/05
 Department Approval [Signature] Date 4-18-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>Addition</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/18/05</u>		

ACCEPTED Yasha Praga 4-18-05
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANT'S
RESPONSIBILITY IS TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

840 Chipeta Ave
Grand Junction
Co
Parcel 2945-141-015
90149

