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

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

BLDG PERMIT NO. _____

Building Address 2818 Dillon Ct
 Parcel No. 2943-062-35-009
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Wayne Mayfield
 Address 2818 Dillon Ct
 City / State / Zip Grand Jct Co 81506

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel
 Addition
 Other (please specify): Swimming pool 10.5' x 22' Fiberglass

APPLICANT INFORMATION:

Name Kevin Smith
 Address 200W Grand Ave Ste 1
 City / State / Zip Grand Jct, Co 81501
 Telephone 970250-6367

*TYPE OF HOME PROPOSED:
 Site Built
 Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

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-5</u> | Maximum coverage of lot by structures <u>60%</u> |
| SETBACKS: Front <u>25'</u> from property line (PL) | Permanent Foundation Required: YES <u>X</u> NO _____ |
| Side <u>3'</u> from PL Rear <u>5'</u> from PL | Parking Requirement <u>2</u> |
| Maximum Height of Structure(s) <u>35'</u> | Special Conditions _____ |
| Voting District _____ | Driveway Location Approval _____ (Engineer's Initials) |

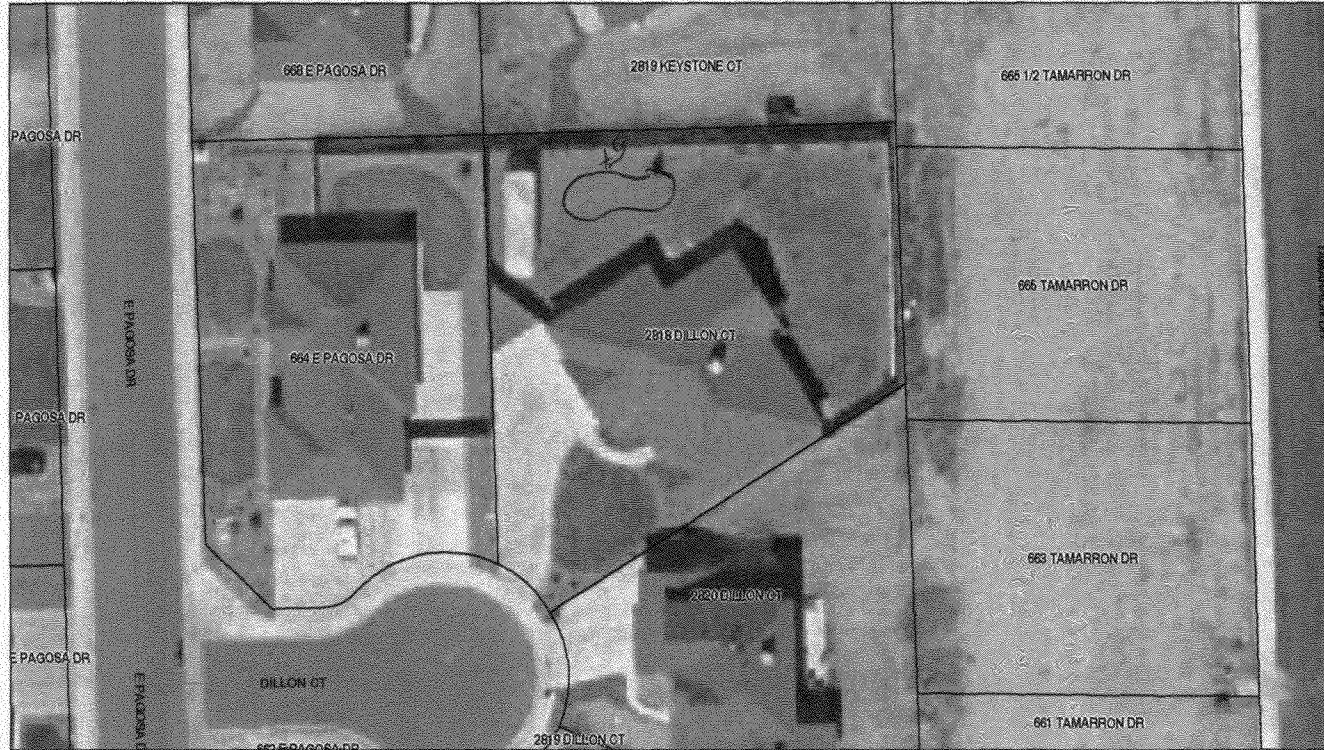
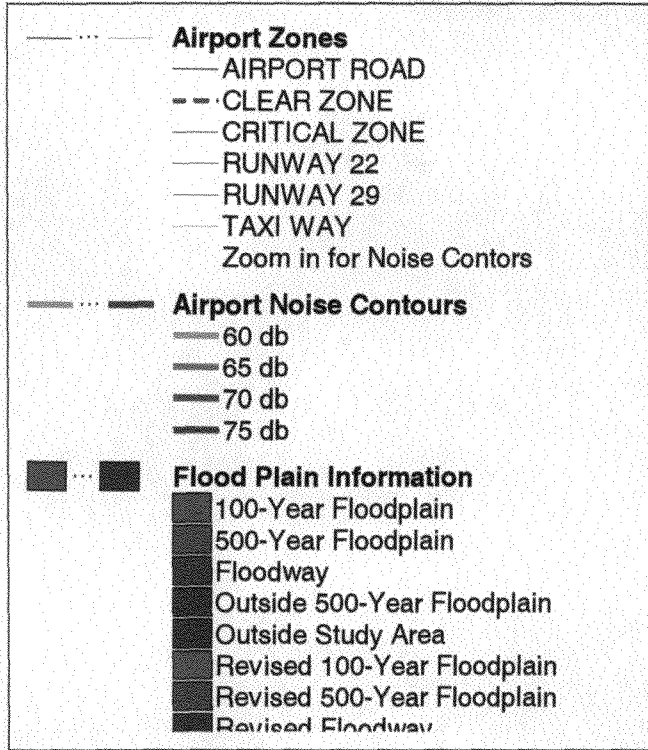
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 08-25-05
 Department Approval [Signature] Date 8-25-05

| | |
|--|---------------------|
| Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | W/O No. _____ |
| Utility Accounting <u>[Signature]</u> | Date <u>8/25/05</u> |

City of Grand Junction GIS Zoning Map ©



SCALE 1 : 717



ACCEPTED *Alshu Magu 8/25/05*
 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.

