

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

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

BLDG PERMIT NO. _____

38336-16955

Building Address 3136 E. Rd
 Parcel No. 2943-103-00-056
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 2 No. Proposed 1
 Sq. Ft. of Existing Bldgs 2600 Sq. Ft. Proposed 1200
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name Carl & Sharon Pellam
 Address 3136 E. Rd
 City / State / Zip GI Co 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / Zip _____
 Telephone 970-434-6459

***TYPE OF HOME PROPOSED:**

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

NOTES: Farm Equipment Only

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 RAF-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 3' from PL Rear 5' 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 Sharon Pellam Date 9-7-05
 Department Approval Chay Hall Date 9/8/05

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO <u>(circled)</u>	W/O No.
Utility Accounting	<u>Chay Hall</u>	Date	<u>9/8/05</u>

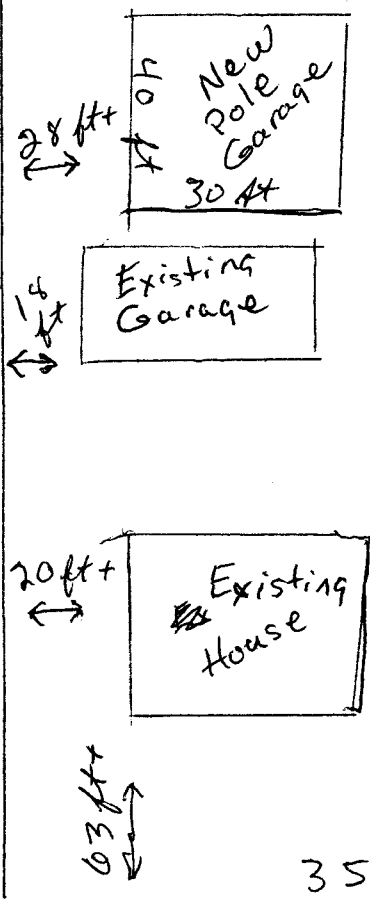
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

373 feet

ACCEPTED ^{9/8/03} C. Jane Hall
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.

North 653 feet

581.5 feet



359.75 feet

E. Rd

3136 E. Rd "Pellam"