

FEE \$ <u>13.00</u>
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PLANNING CLEARANCE (R)
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 2940 F Road
 Parcel No. 2943-053-00-007
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 4 No. Proposed 7 0
 Sq. Ft. of Existing Bldgs 720 Sq. Ft. Proposed 729
 Sq. Ft. of Lot / Parcel 22000 sq ft.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1749
 Height of Proposed Structure 17 ft

OWNER INFORMATION:

Name Mary Taylor
 Address 2940 F. Road
 City / State / Zip Grand Junction Co 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Mary Taylor
 Address 2940 F. Road
 City / State / Zip Grand Junction Co 81504
 Telephone 970 242-9253

***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 about the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>7'</u> from PL Rear <u>25'</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 Mary Taylor Date 3-07-05
 Department Approval Misha Madan Date 3/7/05

Additional water and/or sewer tap fee(s) are required: YES NO <u>X</u> W/O No. _____
Utility Accounting <u>D. Oerhot</u> Date <u>3/7/05</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)

