

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

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. \_\_\_\_\_

73763-9142

Building Address 701 GALAXY DR

No. of Existing Bldgs 1 No. Proposed 2

Parcel No. 270135422001

Sq. Ft. of Existing Bldgs 2416 Sq. Ft. Proposed 3571  
1155

Subdivision GALAXY SUBDIVISION

Sq. Ft. of Lot / Parcel 19,764

Filing \_\_\_\_\_ Block 1 Lot LANU

Sq. Ft. Coverage of Lot by Structures & Impervious Surface

PART OF LOT 2

(Total Existing & Proposed) 5337

**OWNER INFORMATION:**

Name HAROLD + DONNA OLIVER

**DESCRIPTION OF WORK & INTENDED USE:**

Address 701 GALAXY

New Single Family Home (\*check type below)

City / State / Zip GRAND JCT. CO 81506

Interior Remodel

Addition

Other (please specify): ENCLOSE CARPET + ADD A PITCHED ROOF

**APPLICANT INFORMATION:**

**\*TYPE OF HOME PROPOSED:**

Name SAME

Site Built

Manufactured Home (UBC)

Address \_\_\_\_\_

Manufactured Home (HUD)

City / State / Zip \_\_\_\_\_

NOTES: \_\_\_\_\_

Telephone 970 243-1591

**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 RSF-2

Maximum coverage of lot by structures 30%

SETBACKS: Front 20'/25' from property line (PL)

Permanent Foundation Required: YES  NO

Side 15'/3' from PL Rear 30'/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 Harold Oliver

Date 6-27-05

Department Approval Bayleen Henderson

Date 6-27-05

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. \_\_\_\_\_

Utility Accounting Citizens Date 6-27-05

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)

6-27-05

ACCEPTED *Gayleen Henderson*

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.

