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

BLDG PERMIT NO. _____

Building Address 1110 MAIN STREET
 Parcel No. 2945-144-13-011
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 2
 Sq. Ft. of Existing Bldgs 1,300 Sq. Ft. Proposed 440
 Sq. Ft. of Lot / Parcel 6,350
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure 14'

OWNER INFORMATION:

Name JASON FARRINGTON
 Address 1110 MAIN ST
 City / State / Zip G.J., CO 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 20' x 22' DETACHED GARAGE

APPLICANT INFORMATION:

Name MOR STORAGE SALES
 Address 3010 I-70B
 City / State / Zip G.J., CO, 81504
 Telephone 254-0460

***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-8</u>	Maximum coverage of lot by structures <u>70'</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>5/3</u> from PL Rear <u>10/5</u> from PL	Parking Requirement _____
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).

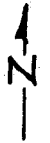
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 10-28-05
 Department Approval [Signature] Date 11/1/05

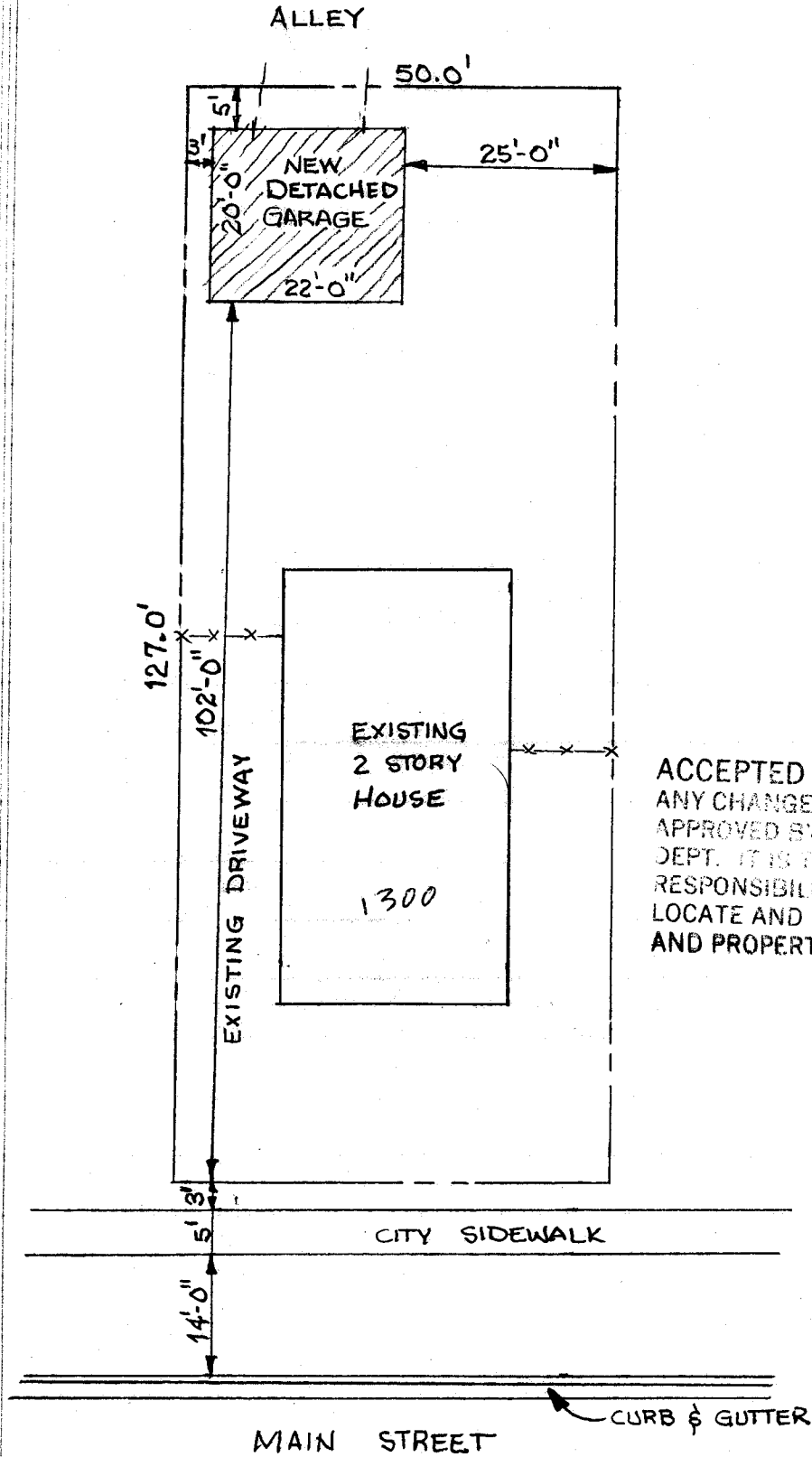
Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> W/O No. _____
Utility Accounting <u>[Signature]</u> Date <u>11-1-05</u>

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)

JASON FARRINGTON
1110 MAIN ST.
G.J., CO.



SCALE: 1" = 20'



ACCEPTED *Wendy Spivey* 11/10/05
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.