

FEE \$	10.00
TCP \$	-
SIF \$	-

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 8 N SWR

Building Address 656 YOUNG ST.
 Parcel No. 2945-031-01-005
 Subdivision LINDA
 Filing _____ Block _____ Lot 5

No. of Existing Bldgs 2 No. Proposed 1
 Sq. Ft. of Existing Bldgs 3048 Sq. Ft. Proposed 1500
 Sq. Ft. of Lot / Parcel 39,284.8
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 6600 ±

OWNER INFORMATION:

Name FRANCIS + LAURA JEFFRIES
 Address 639 PEONY DR
 City / State / Zip GRAND JCT, CO 81503

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel
- Addition
- Other (please specify): DETACHED 2-CAR GARAGE

APPLICANT INFORMATION:

Name FRANCIS JEFFRIES
 Address 639 PEONY DR.
 City / State / Zip GRAND JCT, CO 81503
 Telephone 245-4843H, 244-3416W

***TYPE OF HOME PROPOSED:**

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

NOTES: garage
NO Living facilities

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>RSF-1</u>	Maximum coverage of lot by structures <u>FAR .4</u>
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>
Side <u>3'</u> from PL Rear <u>10'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>NO Living</u>
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 Francis H. Jeffries Date 10/17/05
 Department Approval [Signature] Date 10/17/05

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u> W/O No. _____
Utility Accounting <u>[Signature]</u> Date <u>10/17/05</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)

10-17-05

Gayle Henderson

Linda Subdivision

Lot #5

656 YOUNG ST

LOT 4

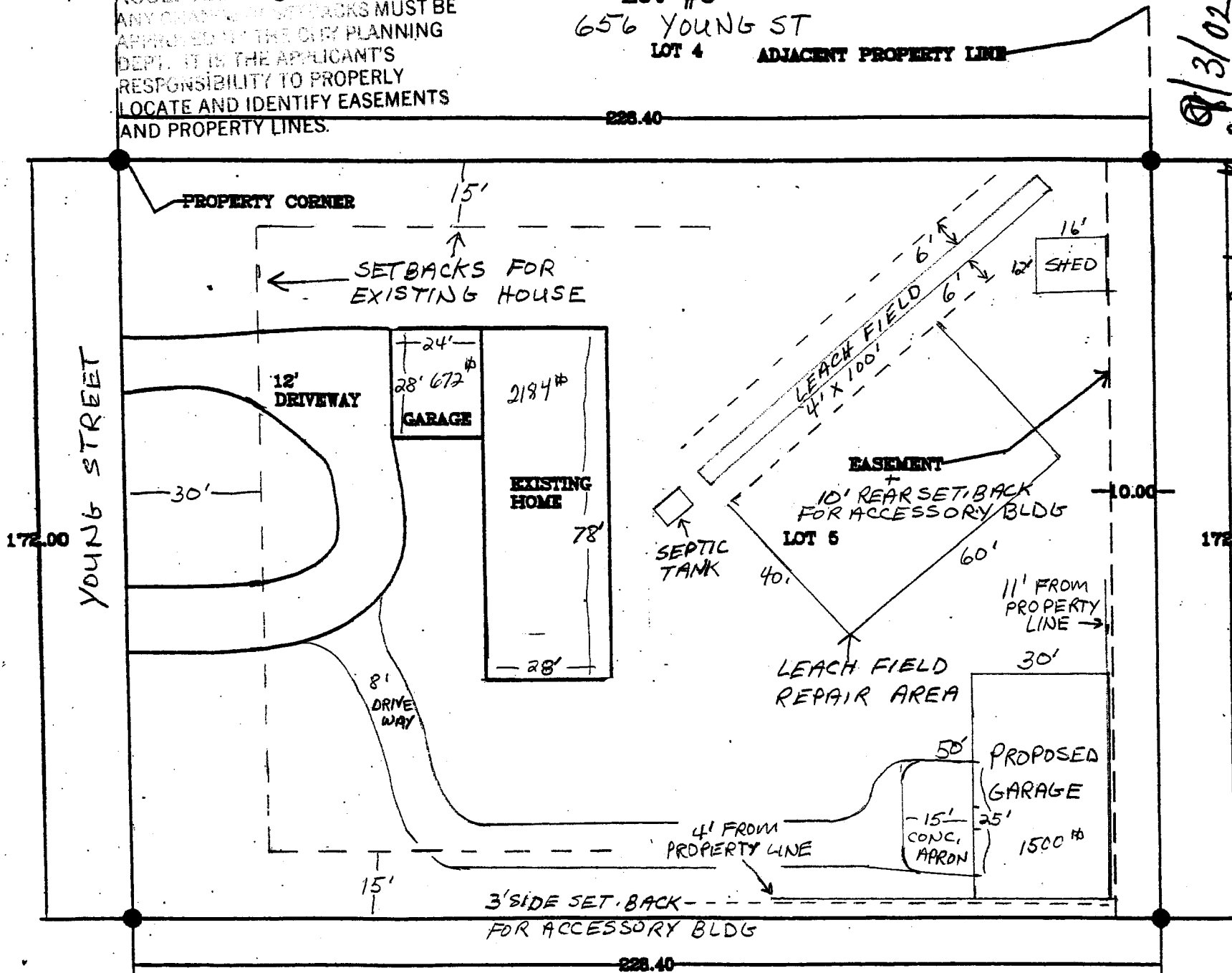
ADJACENT PROPERTY LINE

ACCEPTED
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.

9/3/02

Gayle Henderson

ACCEPTED
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.
10' REAR SET-BACK IS ALSO 10' REAR UTILITY EASEMENT



LOT 6

SCALE 1" = 30'

existing 2856 sq ft

accessory max 2142 sq ft

