

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO.

Building Address 731 1/2 24 3/4
 Parcel No. 2701-334-26-009
 Subdivision North Valley
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs 2480 Sq. Ft. Proposed 845
 Sq. Ft. of Lot / Parcel 8,668
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Bill Coats
 Address 731 1/2 24 3/4 Rd.
 City / State / Zip G.J. CO, 81505

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): 3 Addings

APPLICANT INFORMATION:

Name Bill Coats
 Address 731 1/2 24 3/4 Rd.
 City / State / Zip G.J. CO, 81505
 Telephone (970)-257-1641

***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 Rmf-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 5/3 from PL Rear 25/5 from PL Parking Requirement 2
 Maximum Height of Structure(s) 35 Special Conditions West Carport must be detached to meet accessory set back
 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 William M. Coats Date 12 Jul 06
 Department Approval Judith A. Peir Date 7/12/2006

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO WR or SWE Charge</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/12/06</u>		

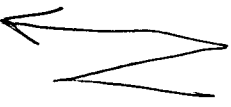
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Scale 1"=20'

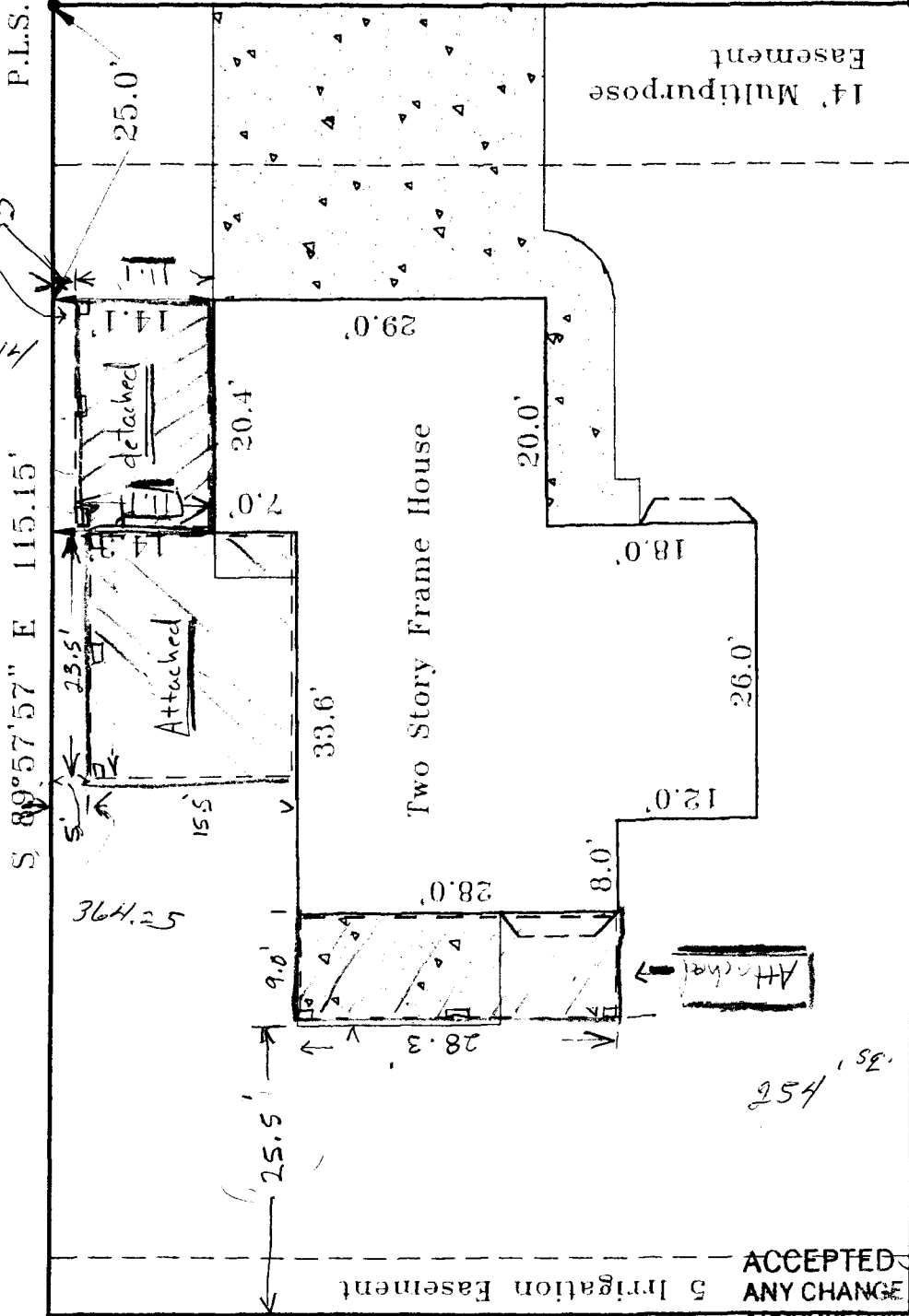
Found No. 5
Rebar & Cap
P.L.S. 10469

24 3/4 ROAD
N 00°07'32" W 75.00'

Found No. 5
Rebar & Cap
P.L.S. 10469



226.44
14.1'



S 89°57'57" E 115.15'

N 89°57'57" W 115.20'

S 00°05'23" E 75.00'

ACCEPTED *Judith A. Pen*
 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.

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