•	
FEE \$ 1000 PLANNING CLI	EARANCE BLDG PERMIT NO.
TCP\$ (Single Family Residential and	d Accessory Structures)
SIF \$ Community Develop	
187048 - 3468	
Building Address 491 Arabian Wy.	No. of Existing Bldgs No. Proposed
Parcel No. 2943-152-73-005	Sq. Ft. of Existing Bldgs/400 Sq. Ft. Proposed/40
Subdivision	Sq. Ft. of Lot / Parcel
Filing Block Lot	Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed)
OWNER INFORMATION:	Height of Proposed Structure
Name Ton Traison	DESCRIPTION OF WORK & INTENDED USE:
Address 49/ Arabian Wy.	New Single Family Home (*check type below) Interior Remodel Addition
City / State / Zip G. J., CO 8/504	M Other (please specify): Shed ROOK or 1413 Sa ##
,	
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED: Site Built Manufactured Home (UBC)
Name Sawl	Manufactured Home (HUD)
Address	Other (please specify):
City / State / Zip	NOTES:
Telephone 970 - 434 - 171/	
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 CO	DMMUNITY DEVELOPMENT DEPARTMENT STAFF
ZONE RMF-5	Maximum coverage of lot by structures
SETBACKS: Front25 from property line (PL)	Permanent Foundation Required: YESNO
Side 3 from PL Rear 5 from Pl	L Parking Requirement
Maximum Height of Structure(s) 35	Special Conditions
Driveway	
Voting District Location Approval(Engineer's Ini	•
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).	

Department Approval Utak N. Fee Date 9/25/06

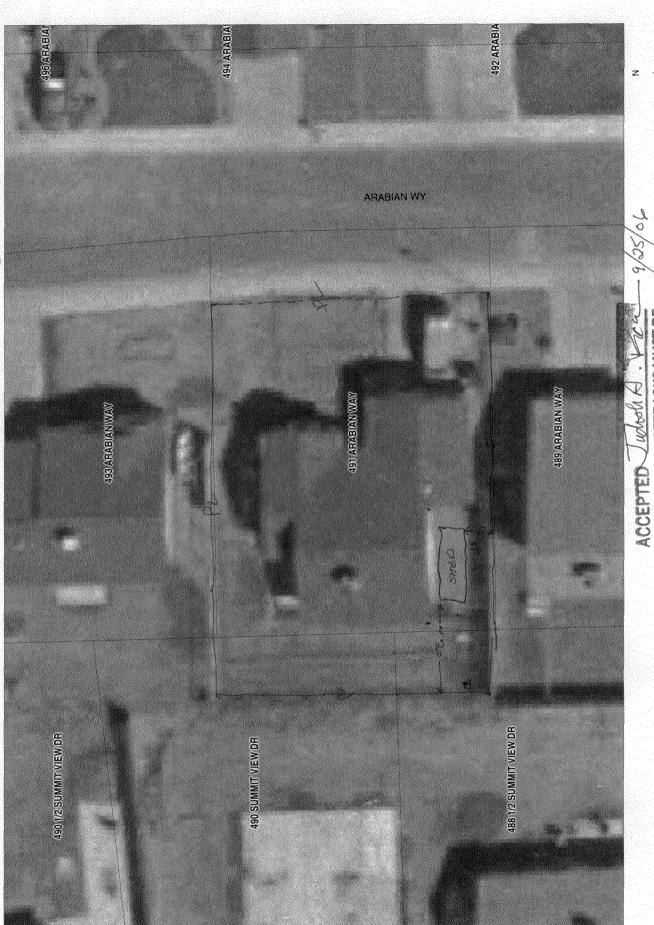
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. NO WHE NO SWE

Utility Accounting Date 9/25/06

Applicant Signature

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)

City of Grand Junction GIS Zoning Map ©



ANY CHANGE OF SETBACKS MIST BE

A PROPERTY OF THE PARTY OF THE

OCATE AND IDENTIFY EASEMENTS

AND PROPERTY LINES.

RESPONSIBILITY TO PROPERLY

Monday, September 25, 2006 3:44 PM

http://gis-web-fs.ci.grandjct.co.us/maps6/Zoning_Map1.mwf