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

BLDG PERMIT NO. _____

Building Address 2792 Cheyenne dr. No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2945-244-04-020 Sq. Ft. of Existing Bldgs 2850 Sq. Ft. Proposed 2850
 Subdivision Reservation Sq. Ft. of Lot / Parcel 18,382
 Filing _____ Block 8 Lot 56
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3300
 Height of Proposed Structure 0

OWNER INFORMATION:

Name Julie + Larry Dorsey
 Address 2792 Cheyenne dr.
 City / State / Zip GJ, CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name GARRETT Blackler, On Track Bldg
 Address 965 E. Otley Ave
 City / State / Zip Fruta, CO 81521
 Telephone 201-1752

***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-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20'/25' from property line (PL) Permanent Foundation Required: YES NO
 Side 5'/3' from PL Rear 10'/5' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District _____ Driveway Location Approval Interior Remodel only
 (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 3/6/06
 Department Approval Dayleen Henderson Date 3-6-06

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>3/6/06</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)

City of Grand Junction GIS Zoning Map ©



ACCEPTED *Dayle Anderson*
ANY CHANGES TO THIS MAP MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE CITY'S
RESPONSIBILITY IS LIMITED TO
LOCAL ORDINANCES, ZONING REGULATIONS
AND PROPERTY LINES.

3-6-06

