

FEE \$ <u>10.00</u>
TCP \$ _____
SIF \$ _____

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address <u>1912 Chipeta</u>	No. of Existing Bldgs <u>1</u>	No. Proposed <u>1</u>
Parcel No. <u>2945-131-19-028</u>	Sq. Ft. of Existing Bldgs <u>1268</u>	Sq. Ft. Proposed <u>64</u>
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 Brent Colosky
 Address 1912 Chipeta
 City / State / Zip GS CO. 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Brent Colosky
 Address 1912 Chipeta
 City / State / Zip GS CO. 81501
 Telephone 970 314 9093

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): Storage shed

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 _____
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>5'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

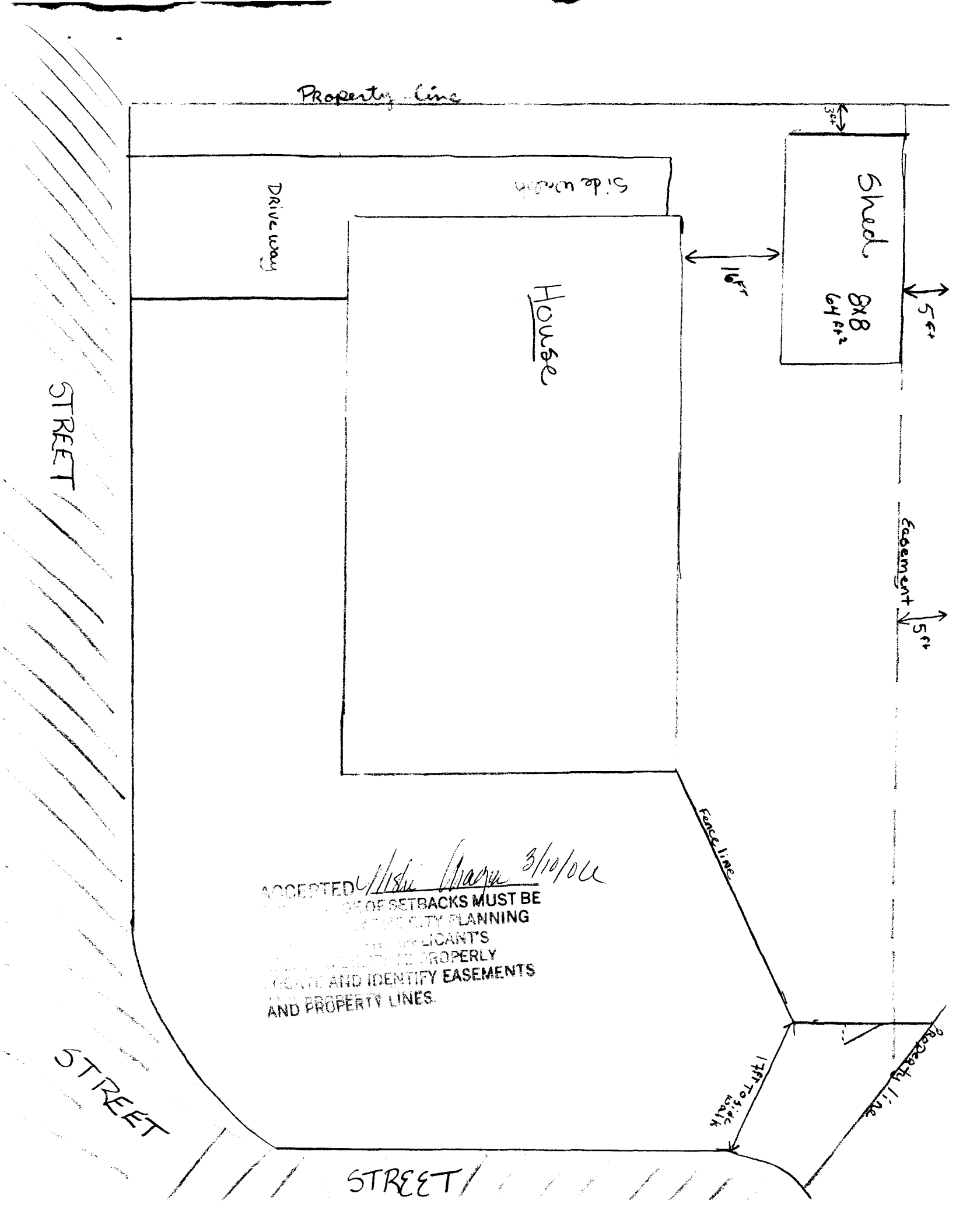
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 3/10/06
 Department Approval [Signature] Date 3/10/06

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>3/10/06</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)



Property Line

Shed
8x8
64 sq ft

House

Driveway

Side walk

STREET

Easement
5 ft

Fence Line

ACCEPTED *Micki Wagner 3/10/06*
ALL SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

17 ft to 31 ft
walk

Property Line

STREET

STREET