

FEE \$	10 ⁰⁰
TCP \$	1539 ⁰⁰
SIF \$	460 ⁰⁰

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 2828 Elm
 Parcel No. 2943-073-00-043
 Subdivision Theobald Family Farm
 Filing _____ Block _____ Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1400
 Sq. Ft. of Lot / Parcel 4800
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1734
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Reford Theobald
 Address 3760 Beechwood St
 City / State / Zip Grand Jct CO 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Reford Theobald
 Address 3760 Beechwood St
 City / State / Zip Grand Jct CO 81506
 Telephone 245-0563

*TYPE OF HOME PROPOSED:

- Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): Pre-fabricated IRC

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 <u>70%</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>5</u> from PL Rear <u>10</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>"C"</u> Driveway Location Approval <u>RAD</u> (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 _____

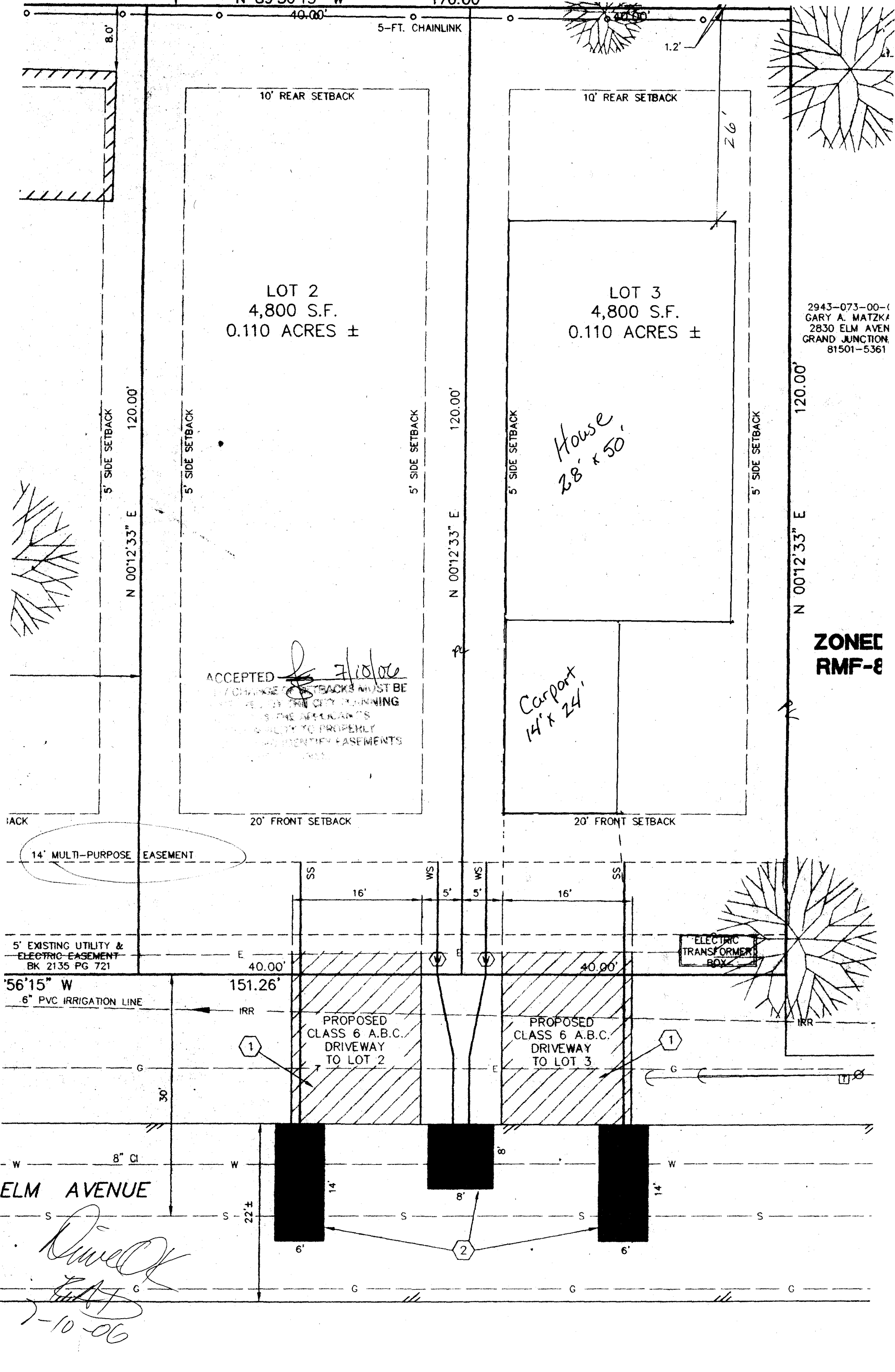
Department Approval [Signature] Date 7/10/06

Additional water and/or sewer tap fees) are required: YES NO W/O No. 19253

Utility Accounting [Signature] Date 7-10-06

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)

Handwritten notes:
 Sewer Dist.
 [Signature]



LOT 2
4,800 S.F.
0.110 ACRES ±

LOT 3
4,800 S.F.
0.110 ACRES ±

House
28' x 50'

Carport
14' x 24'

ACCEPTED *[Signature]* 7/10/06
ANY CHANGE TO SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
IDENTIFY EASEMENTS
AND UTILITIES.

2943-073-00-0
GARY A. MATZKA
2830 ELM AVENUE
GRAND JUNCTION,
81501-5361

ZONE
RMF-8

14' MULTI-PURPOSE EASEMENT

5' EXISTING UTILITY &
ELECTRIC EASEMENT
BK 2135 PG 721

ELECTRIC
TRANSFORMER
BOX

PROPOSED
CLASS 6 A.B.C.
DRIVEWAY
TO LOT 2

PROPOSED
CLASS 6 A.B.C.
DRIVEWAY
TO LOT 3

ELM AVENUE

[Signature]
7-10-06